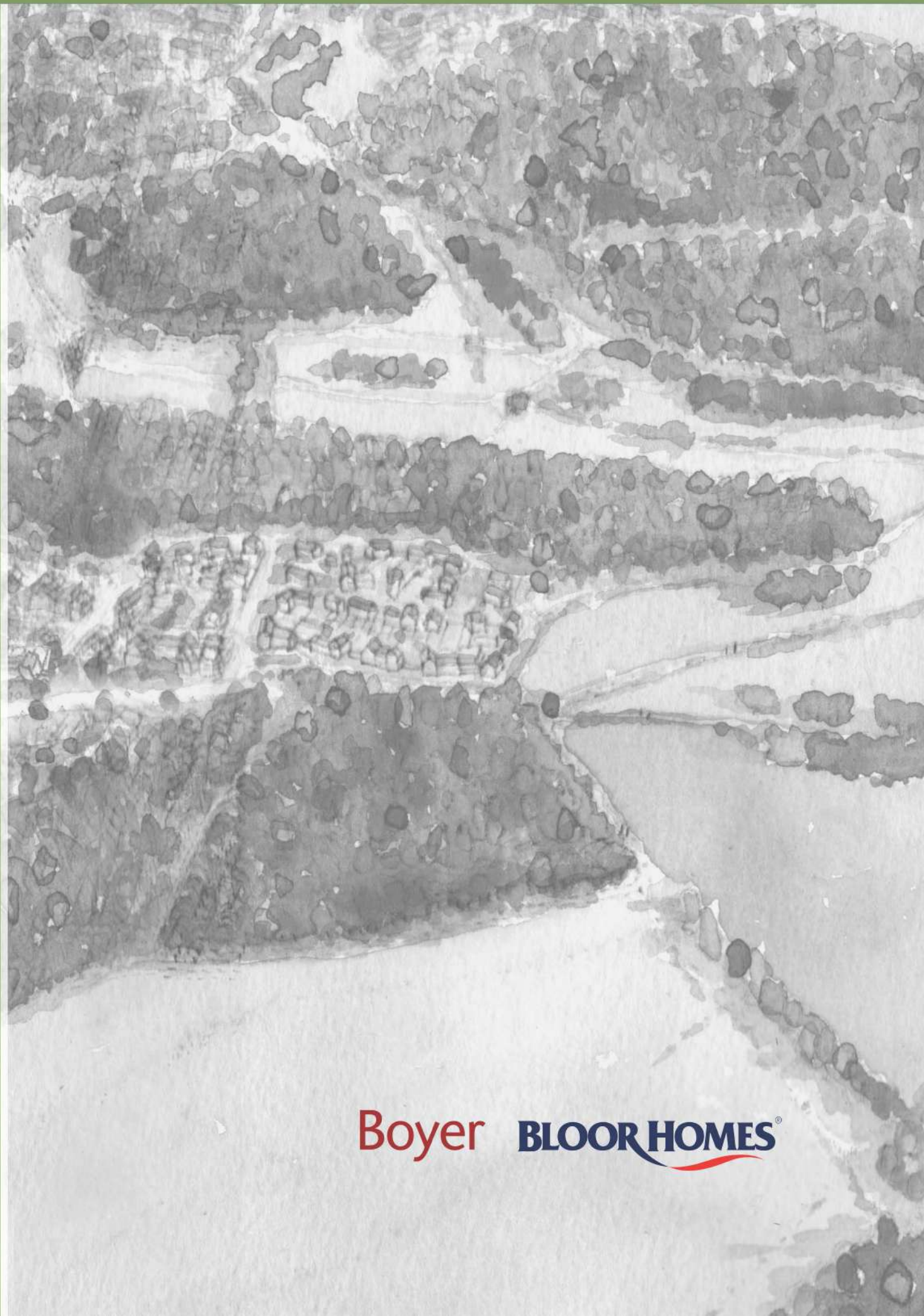


SANDLEFORD PARK, NEWBURY

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2015



Boyer BLOOR HOMES®

SANDLEFORD PARK

This Design and Access Statement accompanies a 'hybrid' planning application submitted by Bloor Homes to bring forward the Sandleford Park Strategic Site; a site allocated for development in the adopted West Berkshire Core Strategy (2006-2026).

The hybrid application seeks planning permission for a residential-led, mixed-use development of up to 2,000 new homes (C3) including 80 bed extra care facility (C2); a local centre to comprise of flexible commercial floorspace (retail A1-A5 up to 2,150sq.m, business B1 up to 200 sq.m) and community uses (D1), 2nos. of two form entry primary schools (D1), the formation of new means of access onto Monks Lane, Warren Road (to include part demolition of Park Cottage) and Newtown Road; green infrastructure comprising of the laying out of open space including a Country Park, drainage infrastructure; walking and cycling infrastructure and other associated infrastructure.

This 'hybrid' planning application seeks outline consent for development on land at Sandleford Park, Newbury and full consent for Development Parcel North 1, situated south of Monks Lane.

This document has been prepared by Boyer on behalf of Bloor Homes and Sandleford Farm Partnership.

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HOW TO READ THIS DOCUMENT

This Design and Access Statement has been prepared in support of a hybrid planning application for the development at Sandleford Park. This document serves as an illustration of the evolution of the design proposals, with careful consideration given to best practice principles and guidance.

This document also acts an important link between the technical assessment of constraints and the collective and integrated design response to them and is set out in 3 parts- Part A, Part B and Part C as shown below.

This is followed by the appendices which include a list of figures, a list of abbreviations and the design guidance used in this document.

The hybrid planning application includes a detailed planning application for the northern part of the site in Development Parcel North 1.

The proposals for the detailed design of the first phase is set out through a separate 'Parcel North 1 : Design and Access Statement'. This document shows how the detailed design has progressed in accordance with the SPD and the design principles set out in this document.

PART A : BACKGROUND

Chapter 1 and 2

Covering introduction, assessment & involvement

PART B : MASTERPLAN

Chapter 3, 4 and 5

Covering vision, masterplan and development parameters

PART C : DESIGN DETAIL

Chapter 6, 7 and 8

Covering landscape, access and appearance

APPENDICES

Covering list of figures, acronyms and design guidance

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VISION FOR SANDLEFORD PARK

Our **Vision** for the future of Sandleford Park is of a **well designed and a vibrant 21st century community**.

Over the next ten to fifteen years, this new development will gradually **integrate** with the **existing town of Newbury** and with the **surrounding local facilities**.

The two key elements of this new community will be its **'Heart'** and **'The Soul'**.

Heart - A local centre will be the heart of the new community. This will provide jobs, services, shops, community and facilities and a sustainable transport link, all within easy walking and cycling distance. It will promote flexible uses to allow the community to grow and flourish.

The Soul - The new development will conserve and enhance its inherited natural setting and respect the landscape and heritage significance. The soul of this new community will be the extensive Country Park which will increase public access to this natural local asset and provide a wide range of natural and informal play, fitness and leisure opportunities.



Fig. 1: Illustrative aerial view of the proposed development and the new Country Park

-
- Sandleford Park will be a landscape-led development and will open up land that formed the original Sandleford Park.
 - The new development will provide up to 2000 new homes including an 80 unit extra care facility, affordable housing, new schools, community facilities, walking and cycling routes and open space for recreation.
 - The development will be built in stages to a high quality design, using materials and landscaping to reflect the character and styles of Newbury.
 - The new development will embrace sustainable design and construction techniques.
 - It will aim to optimise energy-efficiency of buildings and minimise energy demand of buildings through an efficient building envelope.



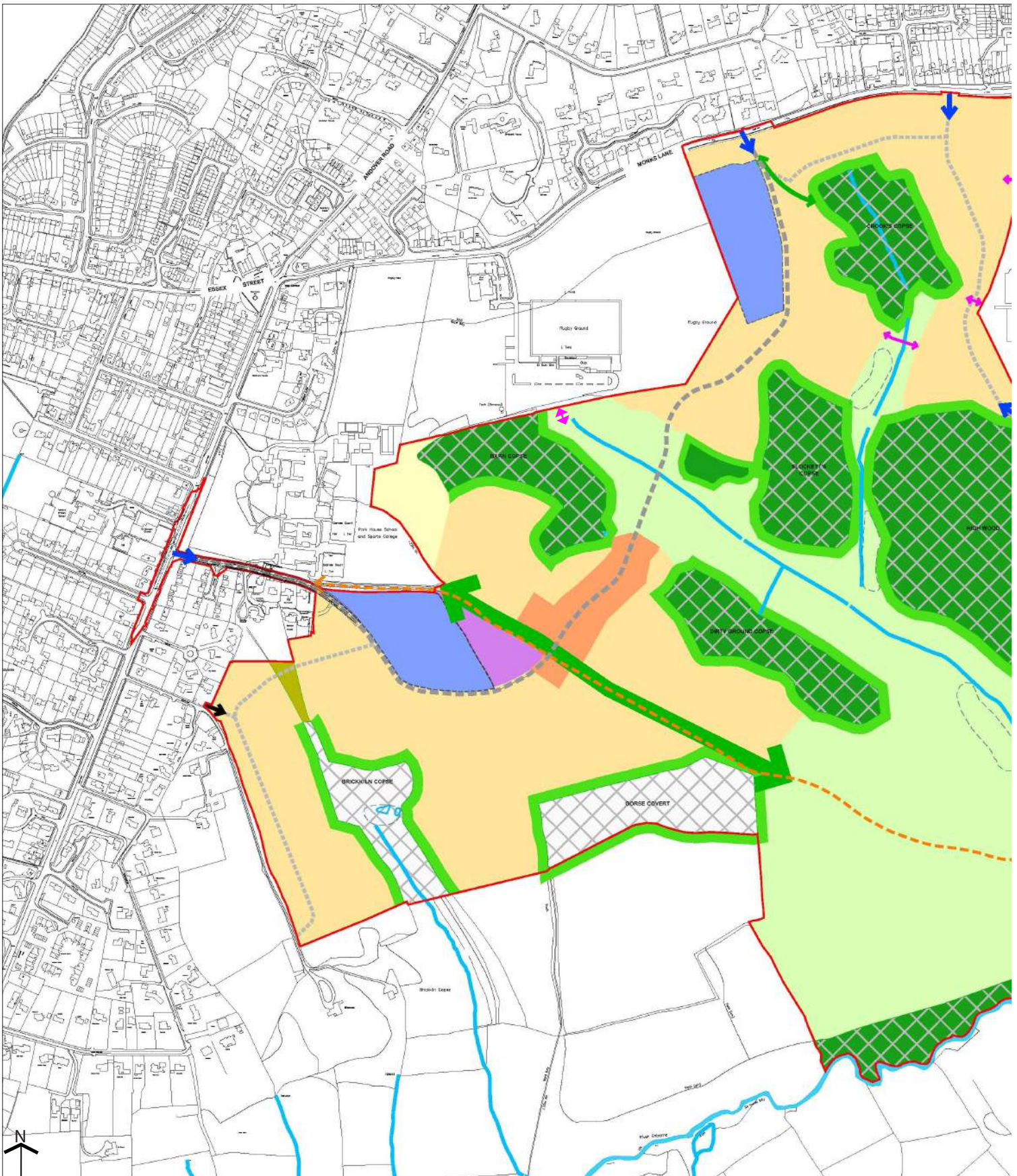


Fig. 2: Land use masterplan

LAND USE MASTERPLAN

KEY






















-  Outline Planning Application Boundary
-  Residential (use class C3)
-  Local centre comprising of flexible mixed uses (use class A1-A5, B1, D1 and C3)
-  Proposed Extra care facility (use class C2)
-  Proposed 2 Form Entry Primary school (use class D1)
-  Area of land safeguarded for expansion of Park House School (to be no greater than 2 ha)
-  Country Park
-  Proposed Access Points for "All Traffic Modes"
-  Proposed Limited Use/Emergency Access
-  Proposed Main Access Road
-  Proposed Secondary Links
-  Existing Public Footpath Retained and upgraded as a shared footpath cycle link
-  Proposed Key Green Corridor
-  Proposed Key Footpath/Cycle Link
-  Existing watercourses and ponds
-  Existing attenuation ponds
-  Proposed attenuation ponds
-  Existing Ancient Woodlands to be Retained
-  Existing Local Wildlife Site (LWS) to be Retained
-  15m Buffer to Ancient Woodlands and Local Wildlife Sites
-  Other Woodland





Fig. 3: Illustrative Masterplan

PART A : BACKGROUND

1. Introduction

- 1.1 The Planning Application
- 1.2 The Planning Context
- 1.3 Role of the Design and Access Statement

2. Responding to Context

- 2.1 The Site
- 2.2 Landscape
- 2.3 Movement, Access & Rights of way
- 2.4 Services and Infrastructure
- 2.5 Summary
- 2.6 Local Character Study
- 2.7 Engagement

PART A : BACKGROUND

1. INTRODUCTION

1.1 THE PLANNING APPLICATION

This document forms part of a hybrid planning application that has been submitted to West Berkshire Council (WBC) for the development of the entire Sandford Park Policy area.

This application seeks outline planning permission for the following-

- Residential development comprising up to 2000 dwellings (Use Class C3), including an Extra Care facility (Use Class C2) for up to 80 units;
- A Local Centre comprising of flexible uses including residential, retail floorspace of up to 2150 sq.m (Use Class A1-A5), business floor space up to 200 sq.m (Use Class B1), community facilities (Use Class D1), car parking and supporting ancillary uses;
- Two primary schools (Use Class D1);
- New means of access onto Monks Lane, Warren Road and Newtown Road;
- Green Infrastructure including the Country Park, play areas and other incidental open space
- Drainage measures including attention features foul water pumping stations;
- A sustainable bus link;
- Upgraded public footpath to incorporate shared foot and cycle access and other walking and cycling routes across the site; and provision of associated on and off site infrastructure.
- The application also includes a full application for the 337 new homes in parcel North 1 to be accessed off Monks Lane.

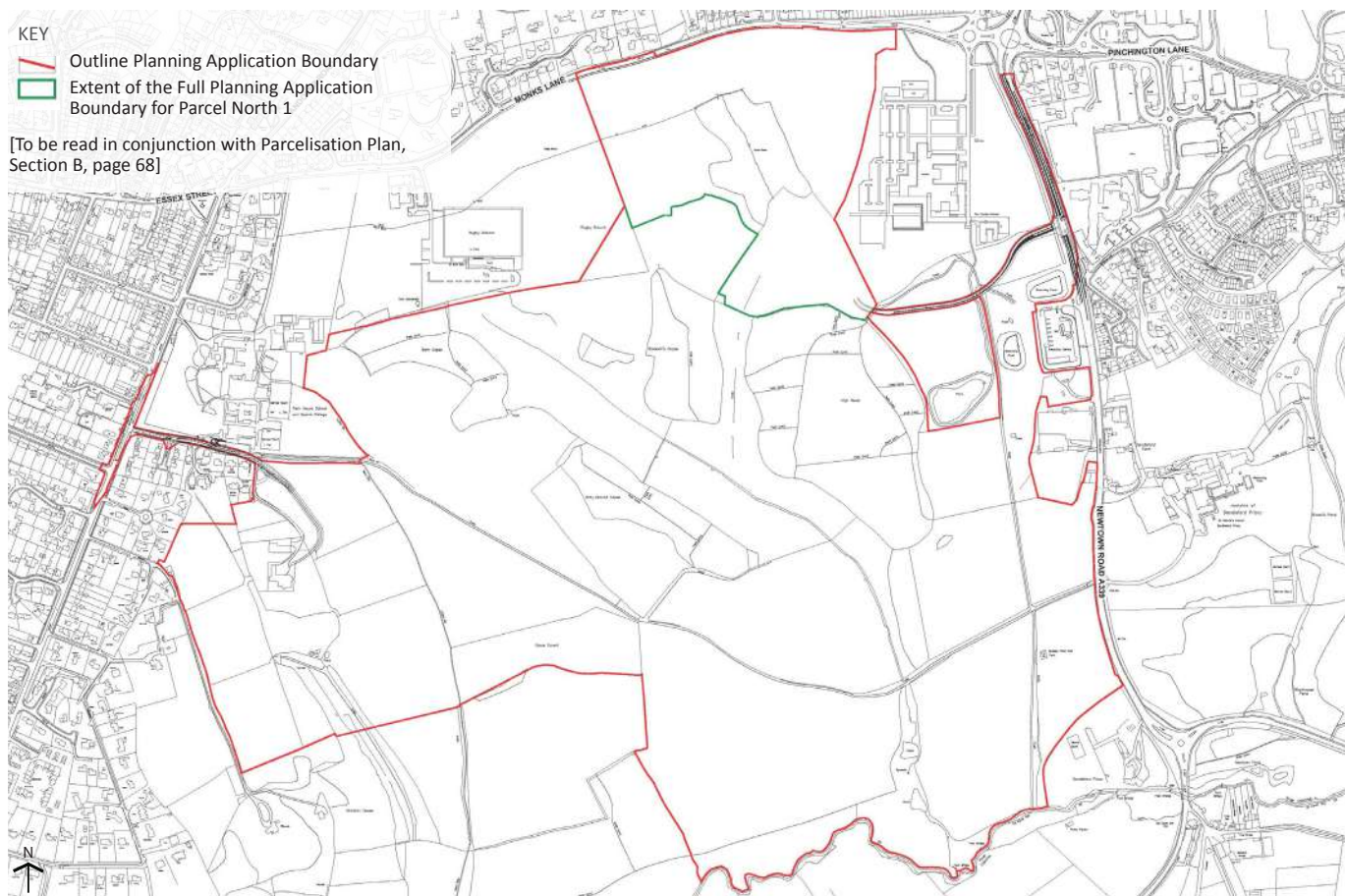


Fig. 4: Sandford Park Application Boundary

PART A : BACKGROUND

1. INTRODUCTION

1.2 PLANNING CONTEXT

This section summarises the planning policy framework for the Sandlesford Park planning application.

The Development Plan for West Berkshire comprises principally the Core Strategy and saved policies of the West Berkshire District Local Plan.

The National Planning Policy Framework (NPPF) states, in the context of decisions on planning applications, that development proposals that accord with the Development Plan should be approved without delay.

This planning application has been prepared in the context of the West Berkshire Core Strategy and the NPPF, in addition to the Sandlesford Park Supplementary Planning Document (SPD), as material considerations.

Full details are set out in the Planning Statement accompanying the application.



Fig. 5: View of the site looking north over the central valley

PART A : BACKGROUND

1. INTRODUCTION

1.2 PLANNING CONTEXT

1.2.1 WEST BERKSHIRE CORE STRATEGY

The West Berkshire Core Strategy 2006-2026 was adopted in July 2012 and set out the Council's spatial strategy including delivery of new homes.

Sandleford Park has been allocated through the Core Strategy as a strategic urban extension.

To ensure a sustainable and high quality mixed use development is delivered and planned as a whole, Policy CS3 sets out the key parameters for development of Sandleford Park.

The concept plan that supports the policy can be found in Appendix C of the Core Strategy and is described in detail in the Sandleford Park Supplementary Planning Document (SPD) Section F.

1.2.2 SANDLEFORD PARK SPD

Following Policy CS3 of the Core Strategy, the Sandleford Park Supplementary Planning Document (SPD) was produced by West Berkshire Council and adopted in September 2013. This was subsequently amended to require a single planning application for the site in March 2015.

The SPD provides a framework to ensure the delivery of a high quality environment through a set of objectives and with an aim to integrate the built and natural form to reflect the most up-to-date and best practice principles in urban design.

In order to meet the SPD objectives, a number of development principles are identified and form the basis of the SPD masterplan framework which is shown below.

These key development principles have informed the design proposals for this site. This document visually illustrates how these principles have contributed to deliver the land use masterplan which has been agreed by the landowners and brings forward an integrated vision along with an illustrative layout, submitted in support of this application.

Table 6.1 in the Planning Statement sets out how the proposed development has met each of the development principles outlined in Sandleford Park SPD.

The table to the left (Fig. 5) summarises the key requirements for this Design and Access Statement set out by the SPD, and where to find the relevant information in this document.

SANDLEFORD PARK SPD MINIMUM REQUIREMENT	DAS WHERE TO FIND ?
Detail of uses proposed across the site	Part B, Section 4.3, Page 50 Part B, Section 5.1, Page 64
Amount of development for each use	Part B, Section 4.3, Page 50
An indicative layout	Part B, Section 4.2, Page 47
Parameters for the sizes of buildings	Part B, Section 4.5, Page 58
Indicative access points	Part B, Section 5.1, Page 65 Part C, Section 7.1, Page 88
SANDLEFORD PARK SPD DESIGN CODING PRINCIPLES	DAS WHERE TO FIND ?
Street Design	Part C, Section 7.3, Page 91-96
Building scale, massing	Part B, Section 4.3, Page 51
Building layout and architectural design	Part B, Section 4.4, Page 51-57 Part C, Section 8.2, Page 102-115
Use of materials	Part B, Section 4.3, Page 51 Part C, Section 8.2, Page 102-115
Car parking & cycle parking	Part B, Section 4.5, Page 59 Part C, Section 7.5, Page 98
Community buildings & facilities	Part C, Section 8.2, Page 110-111
Sustainability	Part B, Section 4.6, Page 62

Fig. 6: Requirements for the DAS specified by the SPD

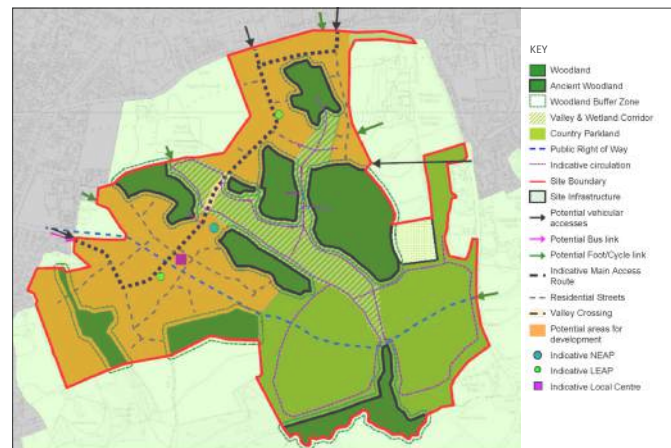


Fig. 7: Sandleford Park SPD Masterplan Framework

PART A : BACKGROUND

1. INTRODUCTION

1.3 ROLE OF THE DESIGN AND ACCESS STATEMENT

This Design and Access Statement (DAS) forms an important part of the information that has been submitted in support of this Planning Application.

Legislation relating to the content of Design and Access Statements Town & Country Planning (Development Management Procedure) (England) Order 2015 simplified the requirements for Design and Access Statements.

A DAS is now required to:

- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

- State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- Explain how any specific issues which might affect access to the development have been addressed.

The Sandlesford Park SPD sets out the minimum requirements for the DAS and the design coding/principles that will help to achieve the overall character of the development and the specific design approaches .

These requirements and design coding principles play a key role in the structure and flow of this document and are set out below for way-finding through the document.

DESIGN AND ACCESS STATEMENT STRUCTURE			
PART A	1	INTRODUCTION	Explains the nature of the planning application and the wider planning context that makes the application appropriate at this time.
	2	RESPONDING TO CONTEXT	Analyses in detail the existing site with its wider context and specific characteristics and the response to the context to ensure a well integrated design proposal; Summarises how the emerging proposals have been shared with local stakeholders and the local community, providing them with the opportunity to express opinions and make suggestions.
PART B	3	DESIGN RATIONALE	Sets out a design concept for development of this site, before establishing design principles that underpin a proposed masterplan.
	4	ILLUSTRATIVE MASTERPLAN	Presents and explains the proposed framework: the amount of development, its layout, its scale, its integration with landscaping, and the principles of its appearance.
	5	DEVELOPMENT PARAMETERS	Defines and limits the type and extent of development proposed
PART C	6	GREEN INFRASTRUCTURE	Provides further detail of how open spaces, planting, surfacing, and surface water drainage measures will be integrated into the development.
	7	ACCESS	Details how the development will be accessed, and how streets and links will play a key role in the proposed masterplan.
	8	CHARACTER AREAS	Illustrates the envisaged 'look and feel' of the proposal, as identified across seven linked character areas.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.1 SITE LOCATION AND DESCRIPTION

The land at Sandford Park is located on the southern edge of Newbury and is identified in the West Berkshire Core Strategy as a Strategic Site Allocation for up to 2000 dwellings with associated infrastructure.

The application site is bound to the north by Monks Lane and Newbury Rugby Club with residential development beyond. Monks Lane is connected to the A339 Newtown Road in the east and the A343 Andover Road in the west at Wash Common.

Newbury College is located adjacent to the north-eastern corner of the site, with Newbury Retail Park located beyond (on the north-eastern side of the A339).

The existing household waste recycling centre bounds the site to the east accessed off the A339 with St Gabriel's School (previously Sandford Priory) also located to the east, on the opposite side of the A339.

Park House School with the associated school grounds is located adjacent to the north-western part of the site.

The western boundary is formed by existing residential development in Wash Common.

The site's southern boundary is formed by hedgerows, tree belts and the River Enborne with agricultural land and dispersed residential development beyond.

There are no major road access points into the site but an east-west public footpath passes through the site and connects to the A343 Andover Road to the west and A339 Newtown Road to the east.

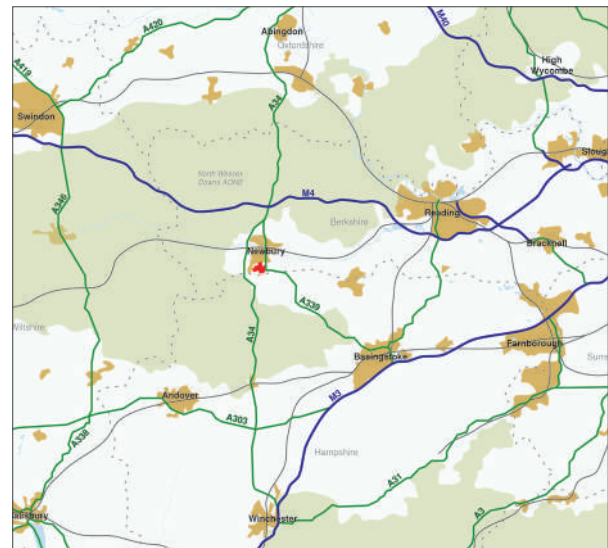


Fig. 8: Wider site location



Fig. 9: View of the site looking south, with Barn Copse(left) and Dirty Ground Copse (right)



Fig. 10: View of the site looking north

PART A : BACKGROUND

2. RESPONDING TO CONTEXT



Fig. 11: Aerial Map of the site showing key features

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.2 SITE HISTORY AND HERITAGE

The site is located in proximity to a number of heritage assets, most notably the Grade I listed Sandleford Priory (St. Gabriel's School) and the Grade II registered park and garden that surrounds the house.

The historic development of the former Sandleford Estate has been studied and analysed to ensure the development proposals for Sandleford Park respond sensitively to these listed assets around and outside the site. A Conservation Audit has been undertaken which sets out the analysis in detail and is included with this planning application.

The Audit concluded that this application site has historic interest as part of the former Sandleford estate, originally attached to the Augustinian priory. It was also noted that little changed in terms of its boundaries until the estate was broken up in the mid 20th century.

Part of the estate outside of the application site was subject to re-landscaping by Capability Brown in the 1780s under the direction of Elizabeth Montagu, who at the same time commissioned James Wyatt to alter the house. Brown's principal work began in the areas immediately south and east of the house in order to improve the views from Elizabeth Montagu's new rooms and the focus remained on these areas for some years, progressing slowly as Elizabeth did not wish to incur debt in the process.



Fig. 12: Painting by Edward Haytley (1774) of the southern part of the estate at the time, comprising formal gardens and park, beyond which lie scattered cottages, agricultural fields, trees and hedgerows.

The significance of the estate, including the area contained within the registered park and garden has been diminished by later development and erosion of the designed landscape. However the land within the application site continues to make a contribution to the setting of Sandleford Priory house and its park and garden.

This contribution mainly derives from the historical association of the two areas of land and in visual terms from the views available between the south-eastern part of the application site and the west in front of the Priory, which help set the listed building within its wider landscape context.

Therefore the SPD's fundamental principle of establishing a Country Park in the south and south-east of the site preserves and enhances the historic integrity of the site.

Land in the western and northern parts of the application site has less significance in this respect both due to the impact of later development and the lack of inter-visibility between these areas and the listed building and registered park.

In conclusion therefore, the emerging proposals for development in the western and northern parts of the application site are fully justifiable in heritage and conservation terms and when assessed against the relevant policies of the NPPF and accompanying guidance.

The proposal to form a Country Park within the south and south-eastern part of the application site, thereby preserving and enhancing views to and from Sandleford Priory, is an appropriate and sensitive solution for this part of the application site.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

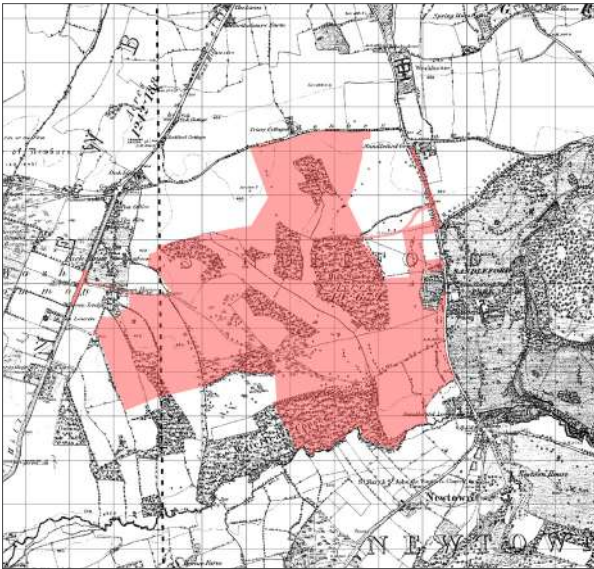


Fig. 13: Historic map 1882 (application site highlighted in red)

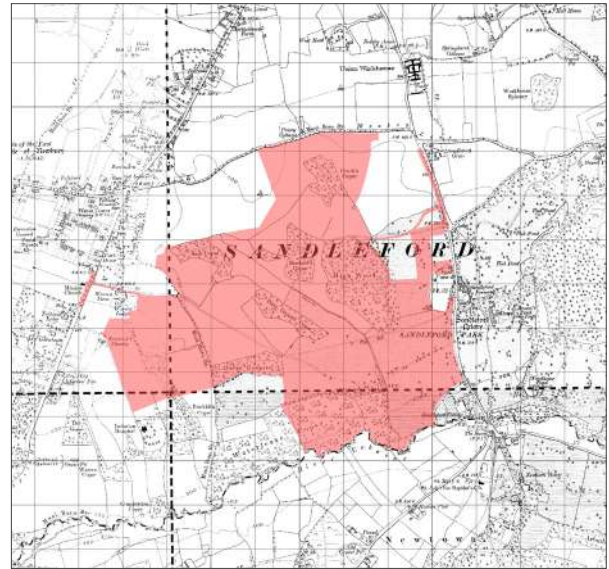


Fig. 14: Historic map 1912 (application site highlighted in red)

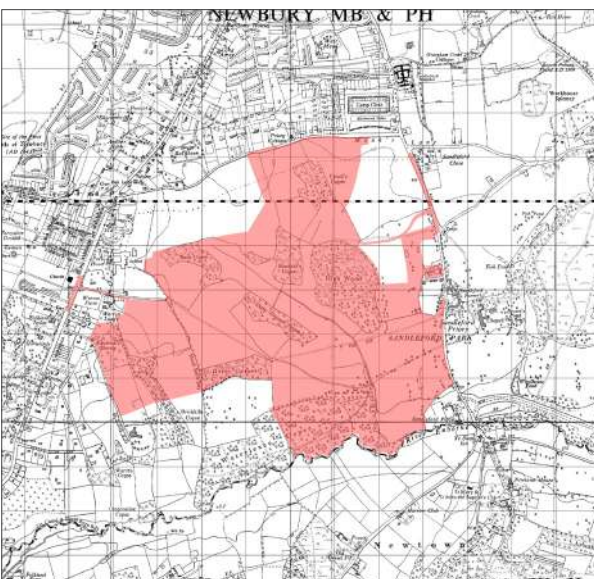


Fig. 15: Historic map 1961 (application site highlighted in red)

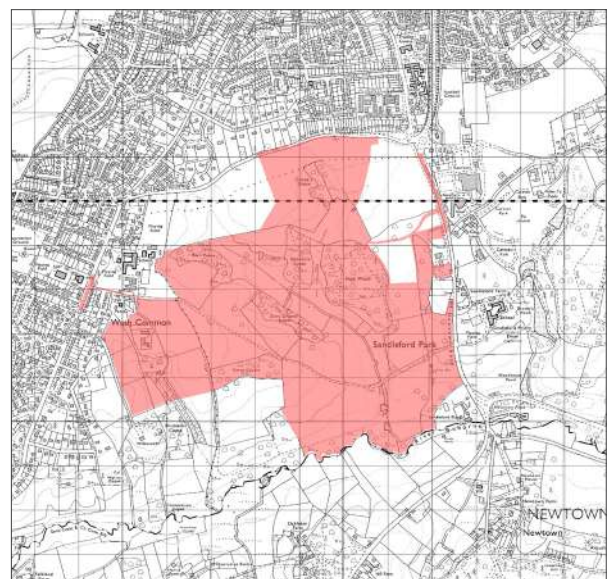


Fig. 16: Historic map 1992 (application site highlighted in red)

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.1 THE SITE

2.1.3 LOCAL FACILITIES

The site is in a sustainable location with good access to local and town centre facilities, public transport services including the mainline railway station, employment opportunities and the strategic road network.

Local services and facilities include:

- Newbury College;
- Newbury Rugby Club;
- Wash Common Local Centre;
- The Falkland Surgery;
- Park House School and Sports College;
- Falkland Primary and St Gabriel's Schools; and
- Newbury Retail Park and Superstore (Tesco Extra).

The town centre of Newbury is approximately 1800m from the centre of the site. The town has a range of shops from smaller independent stores to larger high street brands, food and drink establishments and professional services. It hosts an open-air market twice a week and a farmers market twice a month.

Located between the site and Monks Lane is Newbury Rugby Club, and to the north and east of the site is Newbury College, both of which gain access from Monks Lane. Wash Common Local Centre and Falklands Primary school are located within the residential area on the west side of Andover Road. To the north east of the site and Newtown Road is Newbury Retail Park, which comprises a range of shops and restaurants and a Tesco Extra with St Gabriel's School to the south of the Retail Park. Falklands Surgery is located on Monks Lane.



Fig. 17: Newbury College



Fig. 18: Newbury Retail Park



Fig. 19: Newbury market place

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

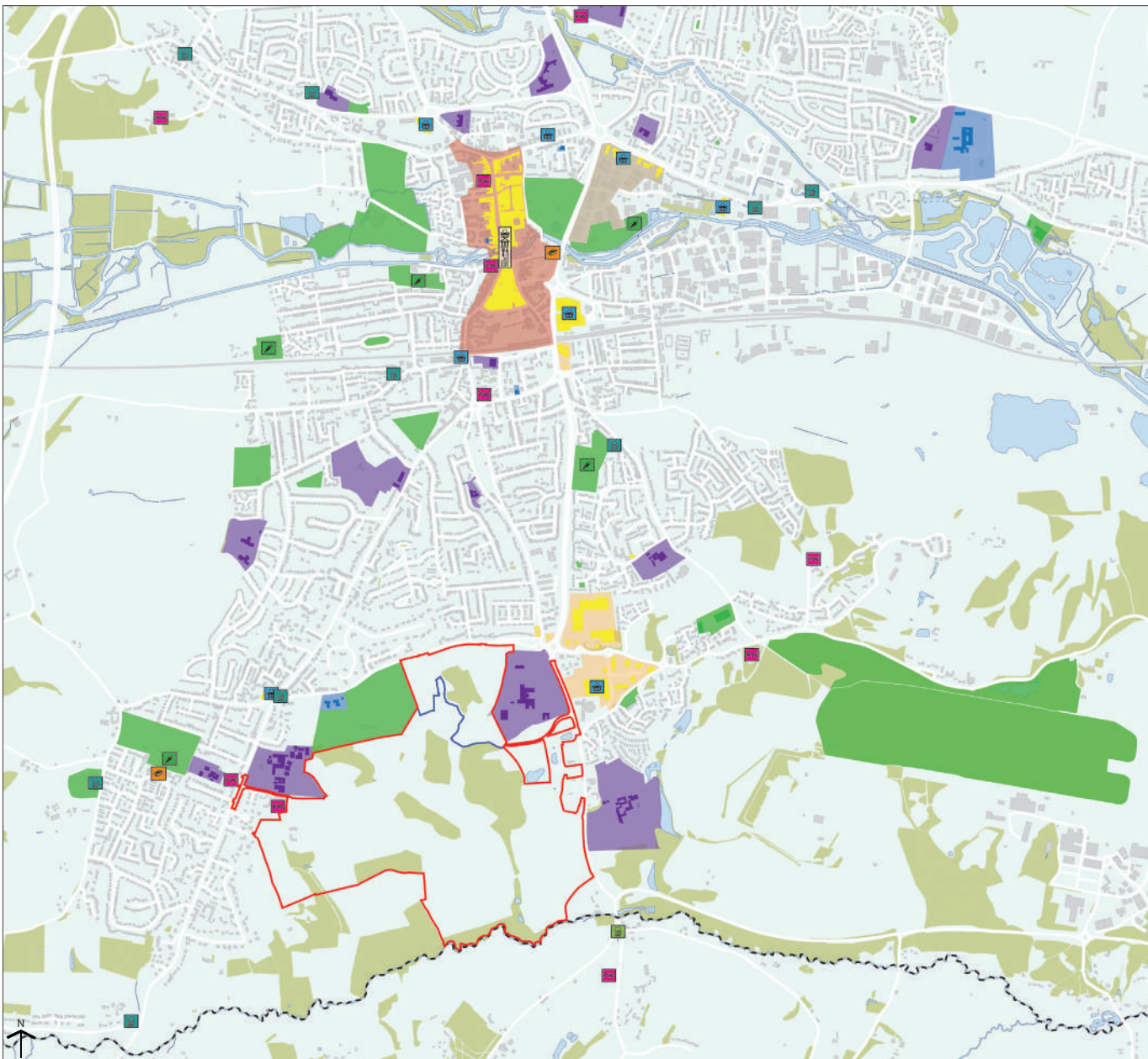


Fig. 20: Plan showing local facilities and services in the wider context of the site

KEY

- | | | | |
|--|--|---|--|
|  Site Boundary |  Industrial Estates |  Health facilities |  Library |
|  Phase 1 Boundary |  Retail Park |  Supermarket/Convenience store |  Place of worship |
|  County Boundary |  Retail uses |  Schools/Nursery |  Public house |
|  Town centre with a range of facilities |  Recreational uses |  Allotments | |

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.1 WIDER LANDSCAPE CHARACTER

In order to establish the landscape significance of this site, it is important to establish the wider landscape character and setting. This section looks at the national, regional and local landscape context before addressing the individual landscape assets of the site.

NATIONAL LANDSCAPE CHARACTER

The site lies within the western margin of National Character Area (NCA) 129: Thames Basin Heaths.

Key characteristics of NCA 129, and those of relevance to the application site and locality include:

- Conifers and large plantations on former heathland which are dominant features in the east, while in the west is scattered small, semi-natural woodlands lay scattered on ancient sites
- Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses. Valley floors are wet with ditches, numerous watercourses, ponds, water-filled gravel pits, reedbeds and carr.

REGIONAL LANDSCAPE CHARACTER

The regional Berkshire Landscape Character Assessment identifies the majority of the application site (excluding the southern river corridor) as lying within the western part of Landscape Character Type H: Woodland and Heathland Mosaic, and associated Indicative Landscape Character Area (LCA) H2: Greenham.

The landscape characteristics of Landscape Character Type H: Woodland and Heathland Mosaic of relevance to the site and locality include:

- Varied landcover mosaic;
- Deciduous woodland context with a variety of woodland forms including valley woodlands and wooded ridgelines;
- Varied field pattern of small and irregular fields;
- Presence of streams and ponds;
- Winding rural and sunken lanes;
- Important heathland, ancient woodland and grassland habitats;
- Landscape parklands; and
- Features of archaeological importance.

BERKSHIRE LOCAL DEVELOPMENT FRAMEWORK

The West Berkshire Local Development Framework: Landscape Sensitivity Study (May 2009) identifies the majority of the application site, together with the historic parkland of Sandlesford Priory, as lying within Local Landscape Character Area (LLCA) 18D: Sandlesford Park. The key elements of sensitivity are as follows:

- Complex topography, with a flat topped ridge along the northern sector falling southwards towards the valley of the River Enborne, with two north-south minor valleys and internal undulations;
- Mosaic of arable, pasture and amenity grassland, with blocks of woodland, specimen trees and tree clumps;
- Group of parkland ponds, former fishponds, in east, associated with Sandlesford Priory;
- Secluded within valleys, but open in places on higher ground; and
- Open views south from higher ground, and views of hard settlement edge and development encroaching into area.

This is set in more detail in the Landscape and Visual Impact Assessment and Environmental Statement, submitted as part of this planning application.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.2 LANDSCAPE ASSETS

The landscape character of the site has been further sub-divided into a number of Landscape Character Compartments. These vary in landform, aspect, woodland and vegetation cover, visual containment or openness, and relationship to the surrounding townscape and countryside. The boundaries of the Landscape Character Compartments are shown on Figure 7.4 of the Environmental Statement and the detailed Landscape and Ecology Management Plan (LEMP).

The Landscape Character Compartments within the site fall into three broad categories, namely:

- Valley corridor
- Woodland areas
- Agricultural parkland.

The plans in this section summarise the key landscape features of the site. The design response to these assets will be:

- To retain and enhance all important trees and hedgerows.
- All Ancient woodlands and local wildlife sites will be retained with a 15m buffer zone which will be only used for recreational purposes, amenity and soft planting.

A detailed arboricultural report has been submitted as part of this planning application.

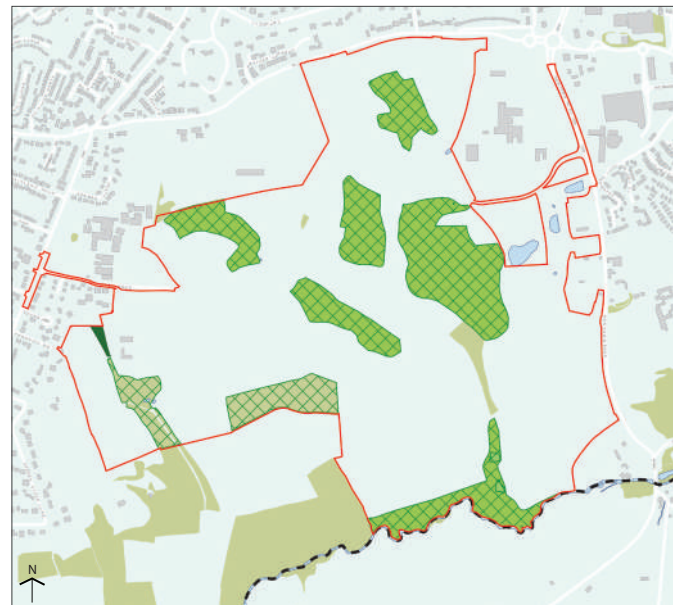


Fig. 21: Plan showing the existing woodlands and local wildlife sites

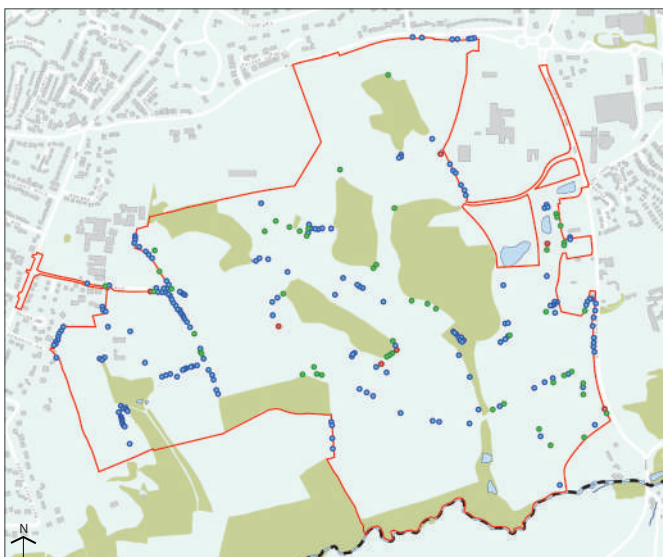


Fig. 22: Plan showing the existing tree cover on site

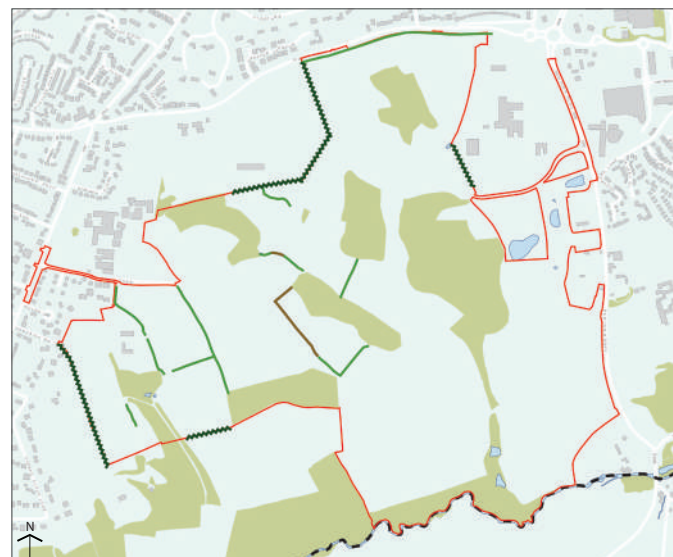
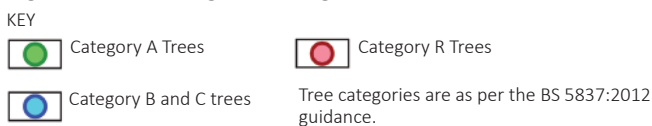
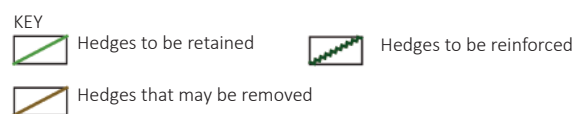


Fig. 23: Plan showing the existing hedgerows on site



PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.3 ECOLOGY AND DRAINAGE

Ecology : The site exhibits a number of ecology features which include :

- Existing woodlands and trees, hedgerows and grass tracks;
- The wetland corridor, in particular those in the central valley and at the southern end of the site;
- Water features; and
- Presence of bats, birds and invertebrates.

The design response will be to integrate the ecology assets of the site through a robust green infrastructure framework. A detailed ecological impact assessment has been submitted with this planning application.

Water Features and Drainage : The site consists of existing watercourses and ponds which will be retained and enhanced. Existing attenuation ponds will be complemented with new ponds designed sensitively to respond to the site.

With respect to flooding, most of the site lies within the Flood Zone 1 (possibility of flooding less than 1 in 1000) with a very small part of the site in Flood Zones 2 and 3 adjacent to the northern bank of the River Enbourne.

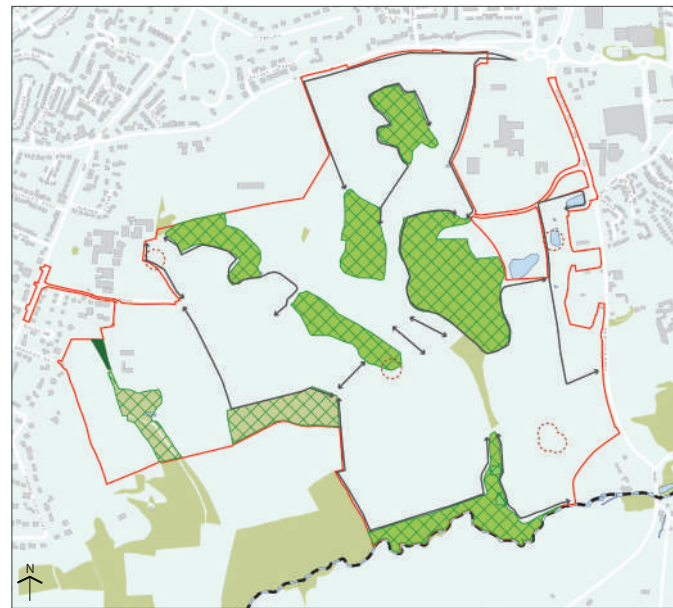






Fig. 24: Plan showing the ecology assets on site

KEY	
 Ancient woodlands	 Biodiversity opportunity area
 Local wildlife sites	 Key ecology links

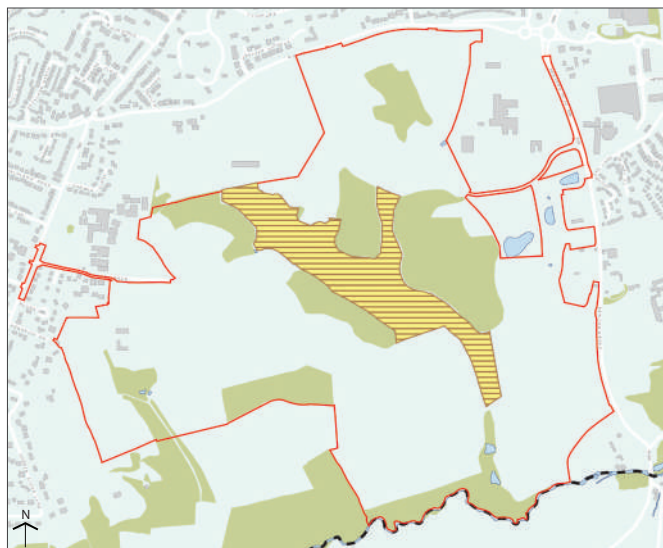


Fig. 25: Plan showing the wetland corridor on site

KEY	
 Wetland corridor	

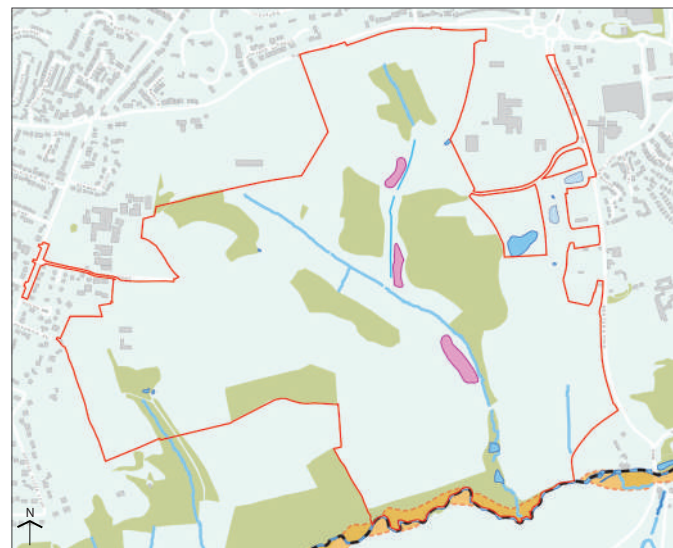






Fig. 26: Plan showing the drainage features on site

KEY	
 Existing ditches	 Proposed basins
 Existing ponds	 Flooding extent

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.4 TOPOGRAPHY AND VIEWS

Topography : Figure 26 shows the site's location on the southern side of a broad ridgeline separating the valleys of the River Kennet and River Enborne, which runs from east to west through the southern part of Newbury, between Wash Common and Greenham Common. The ridge rises to above 130m AOD, and is incised along its southern edge by a number of minor valleys and tributaries that flow into the River Enborne.

To the south of the River Enborne corridor, there lies a second ridge of higher land, which is also incised by a number of minor valley formations. The North Wessex Downs AONB straddles the western part of this land.

Land within the application site generally slopes south-eastwards towards the River Enborne from a level of 120m AOD to 80m AOD at the river. The central part of the application site is incised by a bifurcate valley landform, which runs from its north-west to join the river corridor. Flatter land lies within the margins of the application site, on either side of this valley.

Views : There is no single viewpoint from where the whole application site is visible, owing to its complex topography and vegetation pattern. From the west, north and north-east, the surrounding development edges of Wash Common and Newbury limit views to those from roadways, residential properties and other development overlooking the site, where these are not screened by the site's boundary vegetation.

There is strong inter-visibility between the southern, more open part of the site and the historic parkland around St. Gabriel's School further east, where there is a gap in the roadside vegetation along the A339. The application site forms the foreground of views from the historic parkland towards Penwood, to the south-west. High Wood, Dirty Ground Copse and Gorse Covert largely screen views between the School and more enclosed northern and western parts of the site.

There are no clear views into the remnant historic parkland area around Sandleford Farm owing to planting and fencing around its curtilage. Further north along the A339, views into the site are screened by the built form and fencing of the Veolia Environmental Services recycling facility.

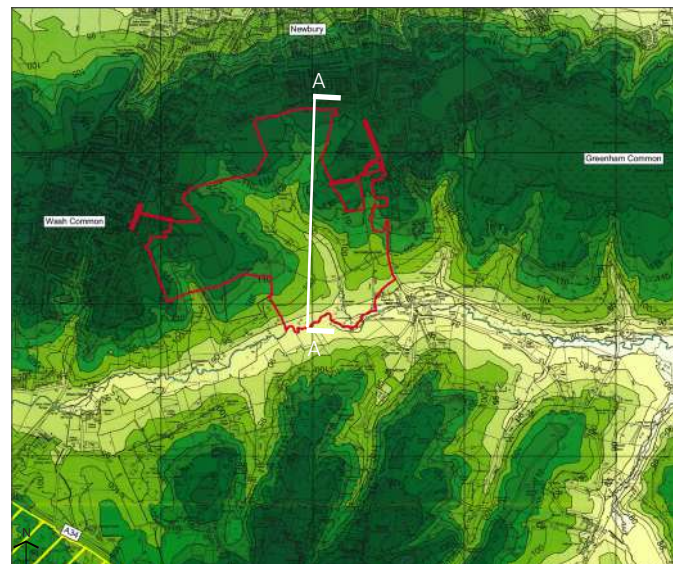
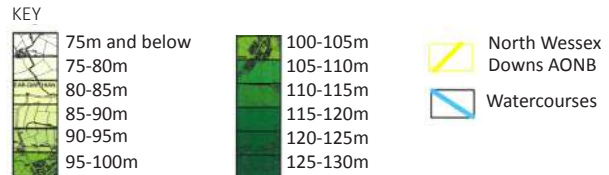


Fig. 27: Plan showing the topography of the site in the wider context



To the south, and south-east, there are some longer views (up to 0.6km distance) from elevated viewpoints in the vicinity of Newtown and Newtown Common. The southern part of the site is visible in these views, where it is seen below the wooded skyline formed by High Wood, Dirty Ground Copse and Gorse Covert. Many southern viewpoints are screened by roadside vegetation lying adjacent to the A339 and B4640 road corridors, as well as the surrounding woodland pattern.

Potential views from the north-east margin of the North Wessex AONB are screened by the intervening landform (including the A34 embankment) and woodland pattern.



Fig. 28: Indicative section AA (as shown on Fig 26 above) showing the existing profile of the site

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.2 LANDSCAPE

2.2.4 TOPOGRAPHY AND VIEWS

The visual appraisal of the site has identified key locations from where the site and proposed development site will be visible. These edges would need to be sensitively designed to respond to the surrounding character of the site.



Fig. 29: View from public right of way off B4640, to the west of Newtown Common, looking north towards the southern part of the site



Fig. 30: View taken from Sandeford Priory, St Gabriel's School, looking west towards the south-east part of the site; summer view from car park



Fig. 31: View from Rupert Road, looking south towards the northern edge of the site



Fig. 32: View taken from Warren Road looking east towards public right of way entrance into western part of the site

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.3 MOVEMENT, ACCESS AND RIGHTS OF WAY

2.3.1 ACCESSIBILITY - EXISTING HIGHWAY NETWORK AND PUBLIC TRANSPORT

The site is in an accessible location with potential for good vehicular, public transport and pedestrian/cycle links to the town centre and the wider area.

Roads : Monks Lane is the key highway route north of the development which links to the A343/Andover Road to the west and A339/Newtown Road to the east. To the south-west, the A343 gives access to the A34 Newbury Bypass and further afield to Andover. The A34 Newbury Bypass leads further north to the M4. In addition, the A34 provides further connections to travel west along the A4 to Marlborough and Swindon. The A34 continues further north to Oxford. To the south, the A34 leads to Winchester and Southampton.

Bus Links : Bus services 3A,3B and 3C are within 400m of the site running along the A339/Newtown Road every 45 minutes. Route 3A also runs along Monks Lane while routes 3B and 3C provide access to the Tesco superstore.

Rail Access : Newbury Rail Station is approximately 1800m from the centre of the site with services running to Reading to London Paddington.

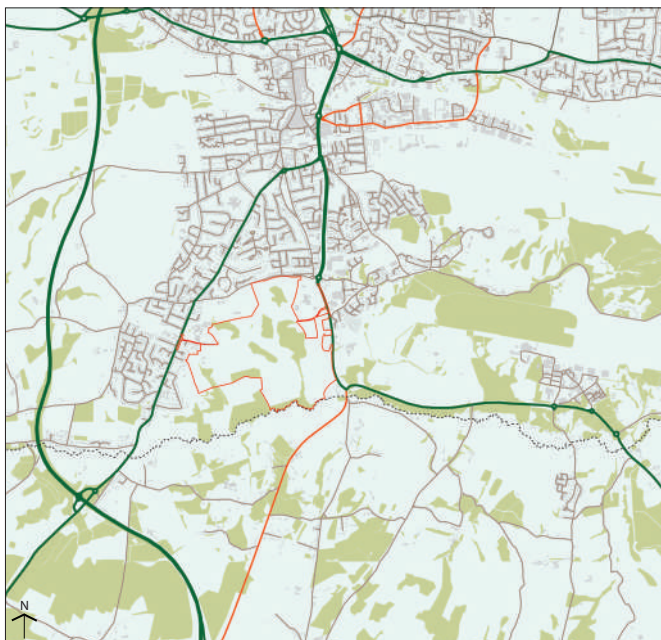


Fig. 33: Plan showing the existing roads around the site

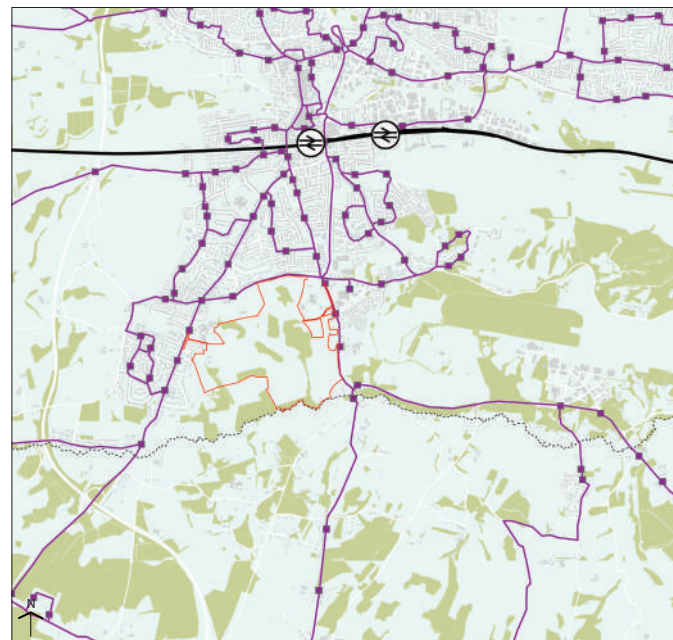
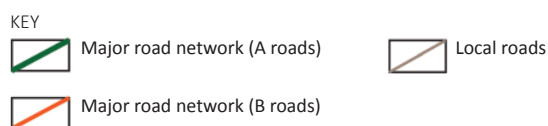


Fig. 34: Plan showing existing bus routes and Newbury train station in relation to the site



PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.3 MOVEMENT, ACCESS AND RIGHTS OF WAY

2.3.2 PEDESTRIAN AND CYCLE CONNECTIONS

The site includes a public footpath that runs through the south of the site from Warren Road at the western end to the A339/Newtown Road at the eastern end. All of the major roads surrounding the site have footways at least on one side of the carriageway.

A signal controlled crossing facility is also provided on Monks Lane to the immediate west of Rupert Road. This crossing enables access to the northern bus stop along Monks Lane and further to the town centre.


Signal controlled pedestrian crossings are also provided on the A339/Newtown Road in close proximity to the roundabout junction with Monks Lane.

Cycle routes include an off carriageway cycleway which runs along the southern edge of Monks Lane immediately north of the site. A cyclepath also runs alongside the eastern side of the Newtown Road giving access to the town centre. National Cycle Route 4 lies approximately 2300m north of the site and runs from London to Fishguard.



Fig. 35: Plan showing existing public footpaths and Right of Ways in and around the site

KEY

 Public footpaths in and around the site

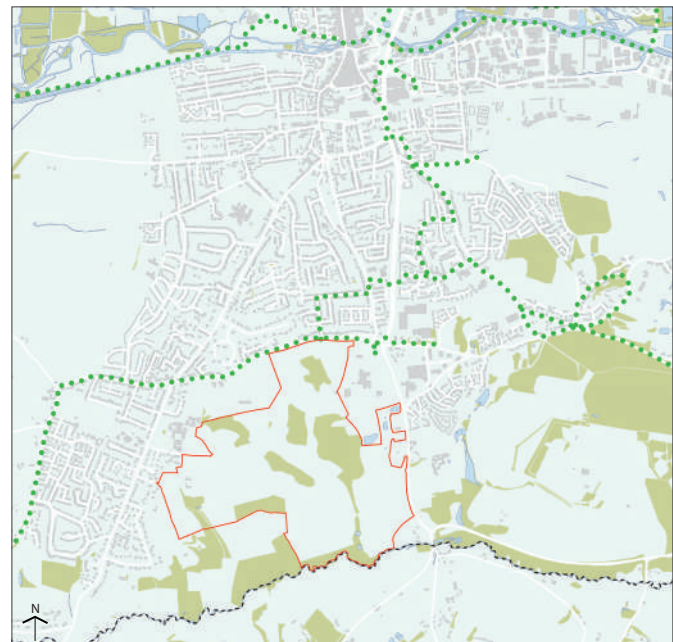



Fig. 36: Plan showing existing cycle routes in and around the site

KEY

 Cycle routes in and around the site

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.4 SERVICES AND INFRASTRUCTURE

2.4.1 ARCHAEOLOGY

The site and surrounding areas have been the subject of a number of archaeological assessments over the years and none of which have identified significant archaeological remains or features. However a programme of archeological work has been submitted as part of this planning application which will be carried out by a professional organisation. This will be agreed with WBC prior to any development taking place on this site through specific planning condition.

2.4.2 INFRASTRUCTURE, NOISE, AIR QUALITY AND LIGHT

Infrastructure : A study of all existing utility apparatus within the nearby vicinity of the site has been undertaken. It has been established that there are currently no live apparatus within the extents of the development that require diversion. There is a possibility for diversion and/or protection of existing apparatus in order to accommodate the access points from both Monks Lane and Newtown Road (A339). All potentially affected utility companies will review the detailed design of the access points and determine what measures will be necessary post application submission.

Additionally, the requirement for new utility supply for the site has been considered. A detailed service supply statement has been prepared as part of the application which confirms that the existing utility providers are able to supply the site. Various elements of off-site reinforcement are required to ensure that the respective networks achieve the required level of capacity required, which the service supply statement sets out. A key consideration is that each utility provider will be able to supply the development without causing any detrimental impact on the existing communities supply and service.

Both BT and Virgin Media have been consulted to discuss the potential inclusion of high speed broadband to the development. Both companies have confirmed that they supply high speed broadband currently within Newbury. Both companies will complete a detailed supply study for high speed broadband into the development once planning consent has been provided.

Noise : A noise impact assesment has been submitted as part of this planning application and sets out the key considerations of the development to minimise impact of noise pollution.

Air Quality : An Air Quality Assessment (AQA) has been undertaken for the site.

Both 'Construction (short term) Effects' and 'Operational (Long Term) Effects' have been assessed and specific mitigation measures have been recommended. Following the adoption of the recommended mitigation measures, the development is not considered to be contrary to any of the national, regional or local planning policies."

Street Lighting : Street lighting and public realm lighting will need to be sensitively designed bearing in mind the landscape and ecological sensitivities of the site.

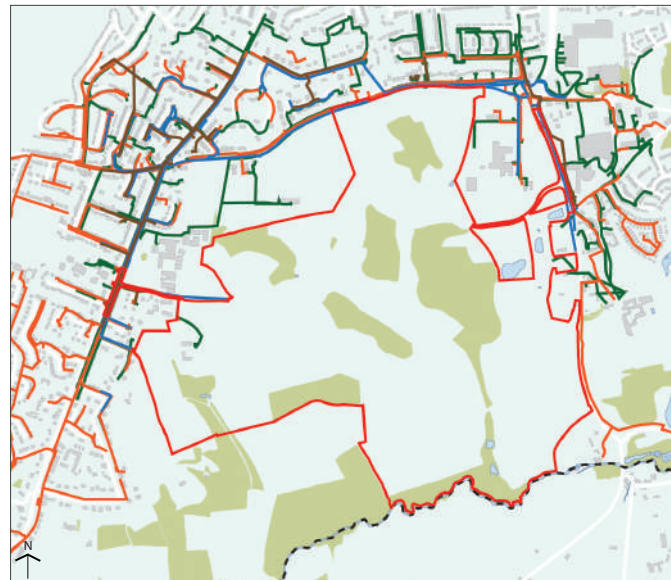


Fig. 37: Plan showing existing network of water, gas, electricity and telecom services present around the site



2.5 SUMMARY

This section of the Design and Access Statement has analysed the various layers of site features and constraints.

The diagram on the next page summarises how the site constraints can be transformed into opportunities to create a unique design response for this particular site and its distinctive features.

Part B, Section 3.2, pages 42-44 establish 12 design principles that are based on the constraints and opportunities of this site.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.5 SUMMARY

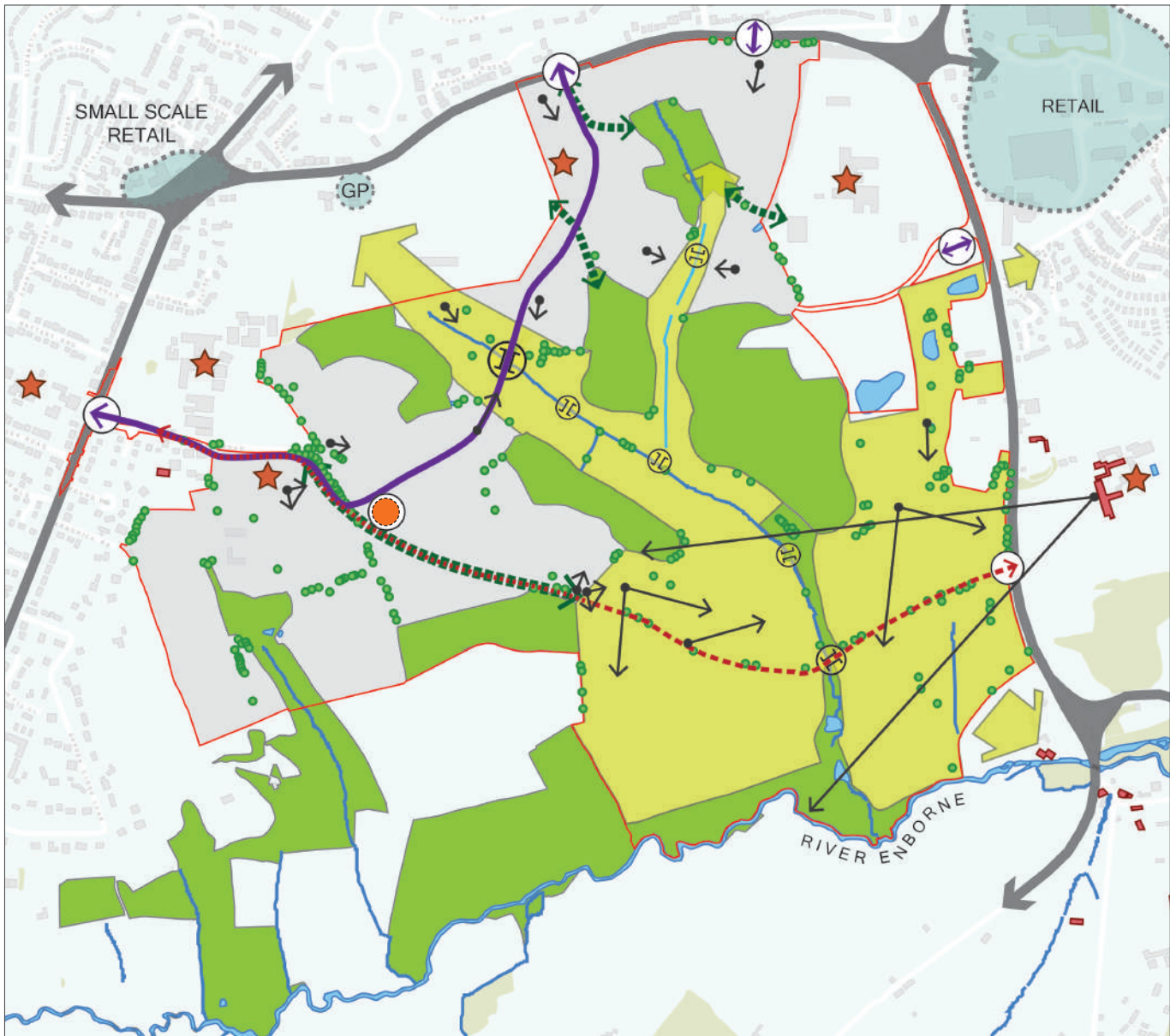


Fig. 38: Site Constraints and Opportunities

KEY

- | | |
|-----------------------|--------------------------------|
| Site boundary | Views |
| Existing waterbodies | Schools |
| Existing watercourses | Crossing point |
| Existing woodlands | Vehicular access |
| Existing trees | Main street |
| Country Park | Pedestrian access |
| Development areas | Public right of way |
| Listed buildings | The Square at the Local Centre |

PART A : BACKGROUND

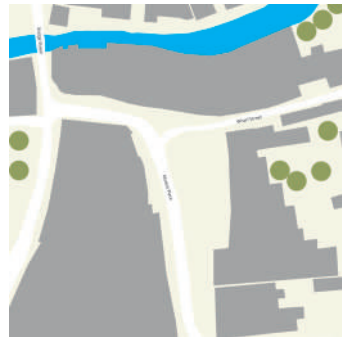
2. RESPONDING TO CONTEXT

2.6 LOCAL CHARACTER STUDY

The local character of surrounding villages and neighbourhoods have been studied in order to successfully integrate the development with its context.

This section helps to establish the key themes that emerged from this study under three main spatial categories- Core, Streets and Edges and Residential Clusters.

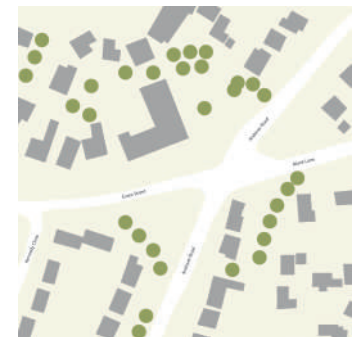
The Core



Traditional Core



Green Core



Linear Core



Examples: Newbury town centre, Kintbury

- Focal point providing facilities for residents;
- Focussed around enclosed spaces and squares; and
- Key buildings to mark corners of streets and spaces; create interest.



Examples: Headley, Burghclere Common

- Open space creating a focal point in the heart of the settlement;
- Generally situated at junctions of routes; and
- Creates a focal point for activity.



Examples: Wash Common local centre

- Local core developed at junction of established arterial routes;
- Landmark building creating a focal point at junction; and
- Small open space associated with the centre.

Inference :

The local centre for Sandford Park will act as a hub of the overall development and would need to connect the land parcels on either side of the Country Park. Therefore the location and form of the centre would be most appropriate in the form of a linear core. This can stretch and create a sequence of experiences and link the land parcels with the park; can also be strengthened with a 'square' as a meeting place, inspired from the Traditional core.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.6 LOCAL CHARACTER STUDY

Streets and Edges



Enclosed Street



Woodland Lanes



Mews



Examples: High Street, Kintbury

- Generally principal routes through area;
- Well-enclosed by built form, with limited setback from pavement; and
- Winding streets with glimpsed views of trees and landscaping.



Examples: Wash Common, Highclere

- Includes both low-key roads and busier routes through the settlements; mostly detached housing fronting onto lane; and
- Lanes have strong landscape character; ditches run alongside the lanes in places.



Examples: Burghclere, Kintbury

- Buildings are served from a mews area, constructed from gravel, paving or tarmac;
- Creates a pedestrian-scale, more intimate space; and
- Set away from the main arterial routes.

Inference :

Streets play a key role in creating enclosure and defining a space. Within the new development at Sandford Park, varying hierarchy of streets will create a legible network. In areas of comparatively higher density, enclosed street with less setbacks will create a unique definition whereas woodland lanes will be suitable for the lower density areas of the site. Mews streets will act as the transitional routes between the tighter enclosed street and the looser woodland lanes.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.6 LOCAL CHARACTER STUDY

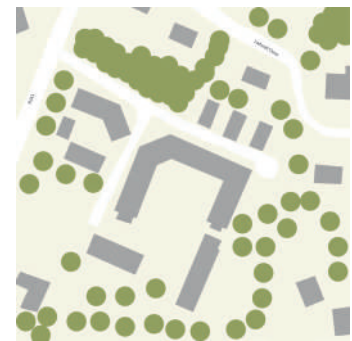
Residential Clusters



Ribbon Development



Rural Edge



Garden Courts



Examples: Andover Road, Newbury

- Commonly located along the main road; has contrasting styles and densities creating sequence of experiences; and
- Ribbon development also found in rural areas, fronting onto open space.



Examples: Wash Common

- Linear development along road, with buildings to one side overlooking woodland or open space on opposite side of road; and
- Roads can be primary roads (e.g. Newtown Common Road) or minor tracks providing access to houses.



Examples: Newbury

- Groups of residential buildings positioned around a shared amenity space; and
- Buildings are no more than two storeys in height, with built form enclosing the open space; green, formal character.

Inference :

The development will use a variety of housetypes and clusters to create character and distinctiveness. The form of an enclosed ribbon development will be appropriate along the main road that connects the land parcels across the Country Park. Rural edges will be appropriate fronting on to the woodlands or the Country Park. Garden Courts may be used in the inner neighbourhoods.

PART A : BACKGROUND

2. RESPONDING TO CONTEXT

2.7 ENGAGEMENT

2.7.1 THE ENGAGEMENT PROCESS

A Statement of Community Engagement (SCE) has been prepared and submitted in support of this planning application. The SCE explains the process of consultation carried out to inform the development of Sandford Park. The section provides a summary of the consultation undertaken so far.

Public Exhibitions : Local residents and local businesses were sent freepost feedback postcards, and invited to two public exhibitions outlining the proposals, held at Newbury Rugby Club on 24th February 2015 and 18th June 2015. Freepost feedback forms were also made available at the public exhibition and members of the consultant team were present to discuss matters with attendees.

Website : A consultation website – www.sandfordparkbloorhomes.co.uk – was set up with information about the proposals. A Freephone information line and email address which residents can use to make contact with Bloor Homes Southern have also been provided on consultation materials.

Stakeholder Engagement : There have been on-going meetings with local stakeholders to encourage involvement and further progress the masterplan principles.

The table below summarises the key meetings that have taken place to date.

Further details can be found in the supporting SCE.

KEY DATES	STAKEHOLDER	MAIN TOPICS OF CONVERSATION
Meetings held in February, March, April and June 2015	West Berkshire Council	Met at various stages to discuss and progress the masterplan
20.04.2015	Newbury Town Council	Traffic, Road Access, Affordable Housing, Provision of schools and surgery, Collaborative approach
09.04.2015	Greenham Parish Council	Planning application submission and timescales
31.03.2015 & 24.06.15	Berks, Bucks and Oxon Wildlife Trust	The Country Park phasing and management, buffer treatment, hydrology, ecological impact, car parking and street lighting
20.03.2015	Falkland Surgery	Surgery's plans to expand to cope with more patients, extend range of services, increasing level of parking
Formation of Sandford Park Working Group : Bloor Homes and representatives from Donnington New Homes, Newbury Town Council and Greenham Parish Council are in the process of setting up a Working Group. The group will have regular meetings and will work collaboratively to improve the proposals and ensure that consultation continues beyond the submission of a planning application.		

Fig. 39: Table setting out the key meetings



Fig. 40: Photograph of the first public exhibition, February 2015



Fig. 41: Photograph of the second public exhibition, June 2015



Fig. 42: Photograph of the second public exhibition, June 2015

PART B : MASTERPLAN

3. Design Rationale

- 3.1 Masterplan Vision
- 3.2 Masterplan Design Principles
- 3.3 Overall Masterplan Concept

4. Illustrative Masterplan

- 4.1 The Masterplan Evolution
- 4.2 The Illustrative Masterplan
- 4.3 Description of the Masterplan
- 4.4 'Creating the Place' Principles
- 4.5 Residential Plot components
 - 4.6 Sustainability Strategy
 - 4.7 Safety and Security
- 4.8 Waste and Recycling Strategy
- 4.9 Household Utilities Strategy

5. Development parameters

- 5.1 Parameter plans
- 5.2 Parcelisation and Phasing

PART B : MASTERPLAN

3. DESIGN RATIONALE

3.1 MASTERPLAN VISION

The vision informs the evolution of the illustrative masterplan proposals for Sandlesford Park.

Sandlesford Park will be a vibrant and well-planned neighbourhood which will draw on the local traditions of place-making and follow the best practice principles of urban design and architecture.

This will be an organic extension to Newbury and a unique parkland community, planned and built as a whole, consisting of high quality homes and set in 215 acres of natural and well managed Country Park.

Open spaces will be designed as a series of meeting places for all, which will vary in character through a response to context and location.

Buildings will be designed to interact with the varying character of the Country Park, woodlands and other amenity open space. Buildings will enclose and define streets and spaces, overlooking and addressing the public realm.

The selective use of housing typologies, materials and external finishes will be inspired from the local character to create uniqueness and integrate with the existing; yet restrained to create 'enclosure and cohesion' within the street scene.



PART B : MASTERPLAN

3. DESIGN RATIONALE

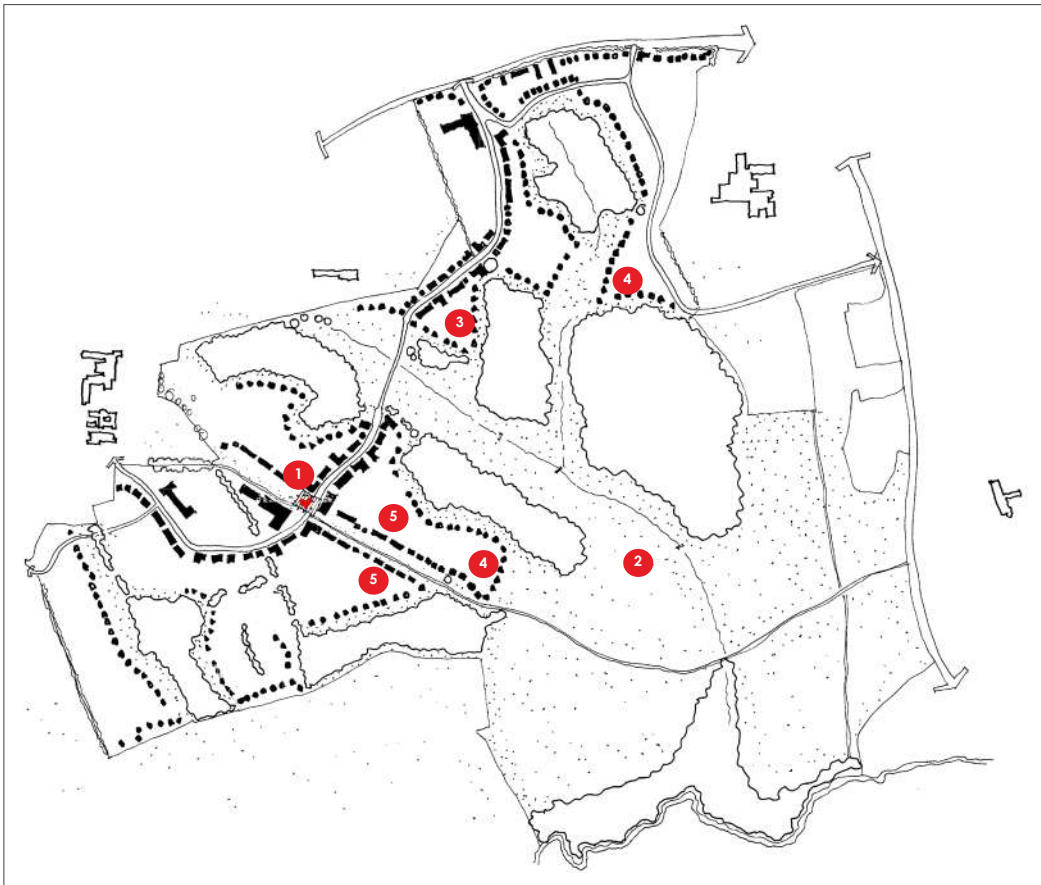


Fig. 43: Masterplan Vision

KEY

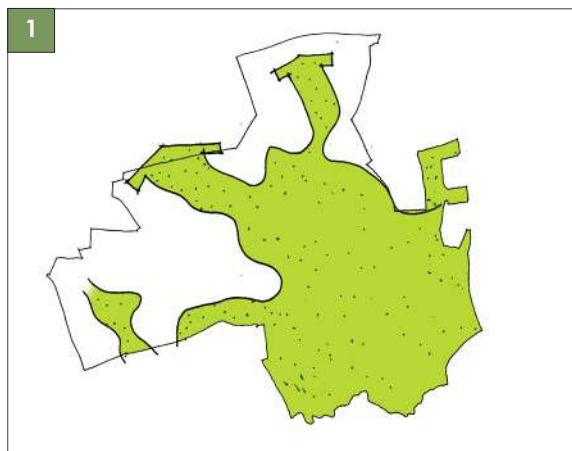
- 1** The 'Heart' of the new development is the local centre. This will provide a range of commercial and community uses, new primary school and a wide range of housing types and tenure.
- 2** The 'Soul' of the new development is the Country Park.
- 3** Higher density apartments, townhouses and villas located along the Main Access Road.
- 4** Lower density dwellings create a softer edge along the woodlands and parkland.
- 5** Terraces and semi-detached dwellings define green links with south and west facing aspect for solar gain.

PART B : MASTERPLAN

3. DESIGN RATIONALE

3.2 MASTERPLAN DESIGN PRINCIPLES

Twelve Design Principles have been established as a design response to the site assets and to guide the evolution of the masterplan. These principles are illustrated below:



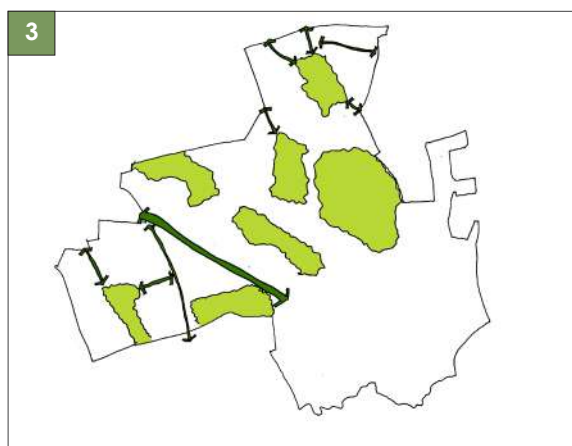
1 Creating a legacy - delivery of the Country Park

The development will provide green space for public amenity and create a natural and well managed Country Park. This will bring existing and new communities together, and create a unique parkland setting. Views to and from the Park will be protected and enhanced.



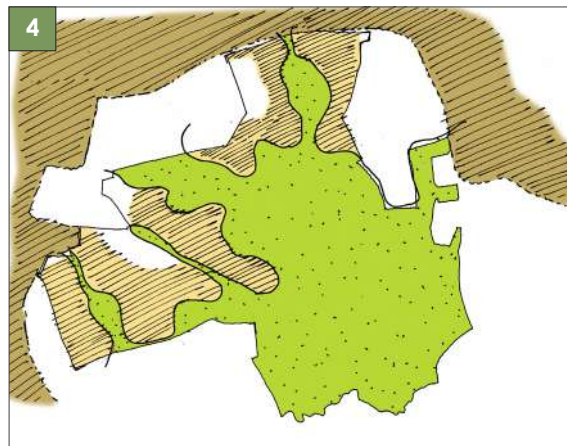
2 Re-inforcing the landscape assets of the site

The development will retain and protect all areas of woodland and ancient woodland. All important existing trees and hedgerows will be retained and integrated into the new development. New structural planting will reinforce the existing assets and provide screening.



3 Proposed 'Green Links' weave through the development, promoting ecology and biodiversity

The development will contain a series of green links and spaces to promote permeability through the neighbourhoods, encourage ecological migration and create areas of informal open space of community benefit.



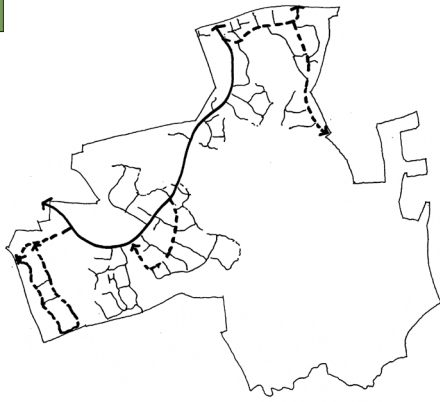
4 Quality of life - Integrating the existing and new urban edge and the proposed Country Park

The Country Park will be designed to create a range of public open spaces that are meeting places for all. These will help to integrate the existing and new communities and will be accessible to existing and new residents.

PART B : MASTERPLAN

3. DESIGN RATIONALE

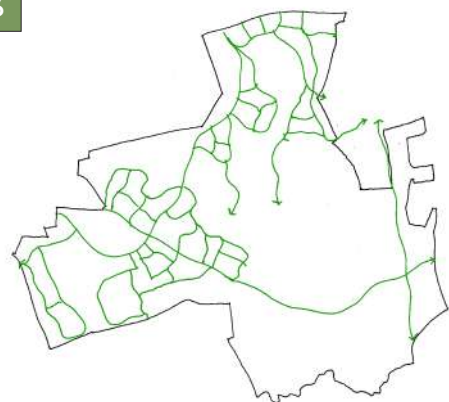
5



Movement Pattern and Hierarchy

The development will provide a well-connected network of routes that will help in way finding and create a permeable and legible network. This will also connect to Newbury town centre and local facilities and integrate with the existing surrounding development.

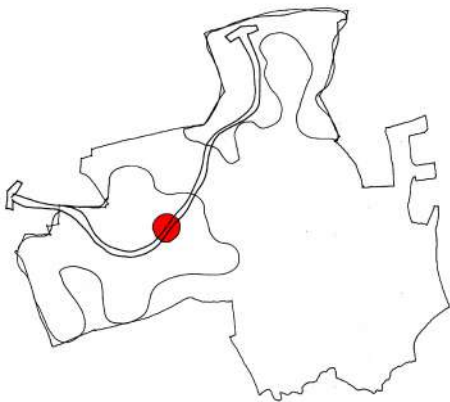
6



A legible network of walking and cycling routes

The arrangement of buildings and spaces will aim to create a well connected and safe neighbourhood where pedestrians and cyclists have priority and safe access. Use of vehicular modes is kept to a minimum.

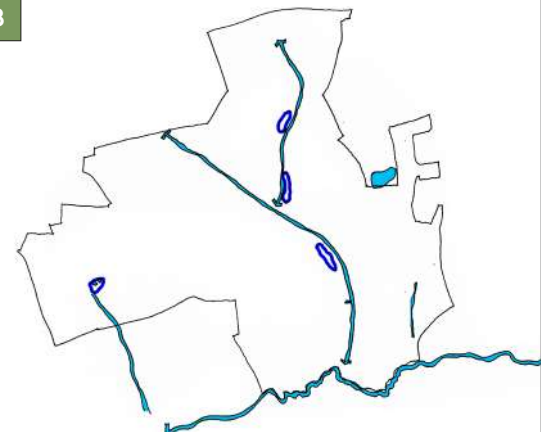
7



The sustainable transport link integrating the neighbourhoods

The development will promote alternative forms of transport including the use of existing public transport network and providing a sustainable transport link that connects the existing and new communities.

8



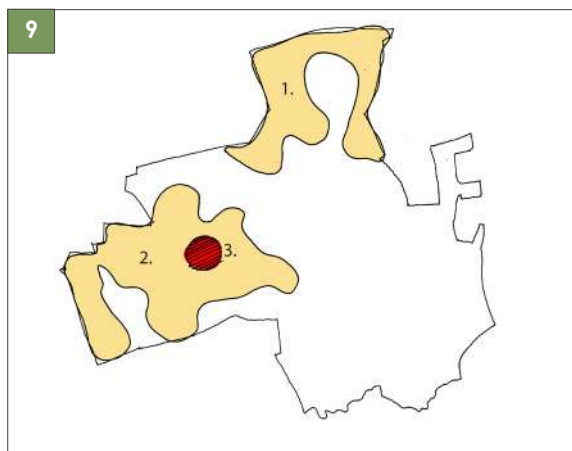
A robust drainage network - retained waterbodies and proposed ponds

Existing network of streams and ponds will be retained within the development. Surface water from the new development will be managed by appropriate use of SuDS techniques, minimising use of externally sourced water and promoting biodiversity.

PART B : MASTERPLAN

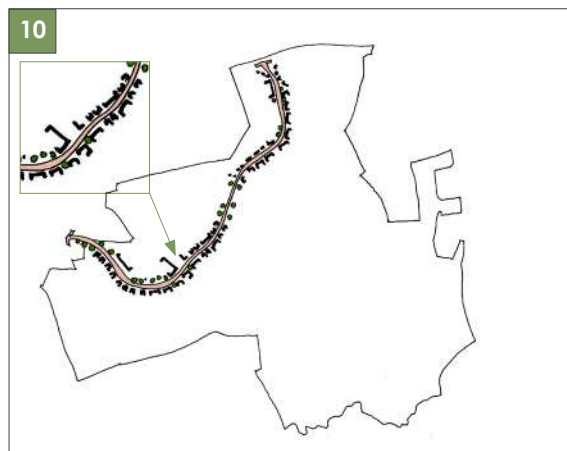
3. DESIGN RATIONALE

3.2 MASTERPLAN DESIGN PRINCIPLES



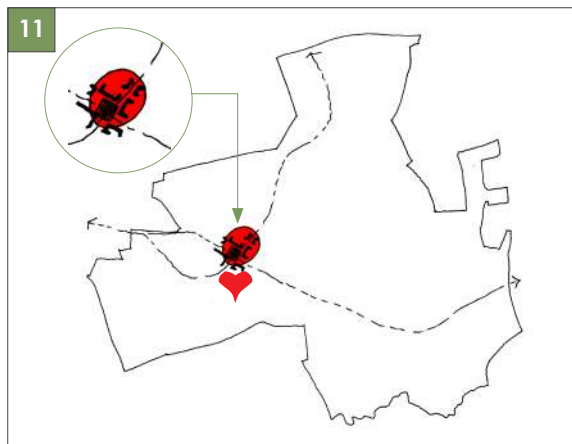
The three main neighbourhoods

The development will be planned and built as one integrated community; however will be structured to create three new neighbourhoods- the northern parcels, the western parcels and the Local Centre, as a response to the topography, landscape and land use.



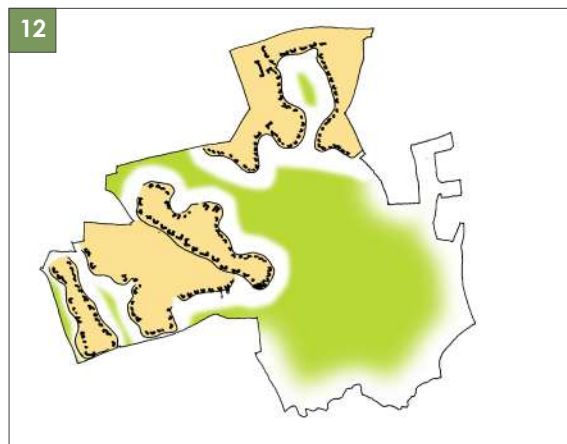
Creating character along the Main Road

The Main Access Road- 'The Street' will be the main route through the development. This will be designed as an informal route with groups of trees at intervals and yet well defined and formal in character with tighter built edges creating enclosure, order and cohesion.



Sandelford Square - creating a focal point

The Local centre will be the 'heart' of the new community and will integrate the northern and western parcels. Located along the main access road, Sandelford Square will be the hub of activity; and will be characterised by high quality built form and serviced by adequate parking, this will be the focal point of the Local Centre.



Creating character and distinctiveness

Development parcels and edges will vary in character and appearance, determined by their location and inter-relationship with streets, the Country Park and topography.

PART B : MASTERPLAN

3. DESIGN RATIONALE

3.3 OVERALL MASTERPLAN CONCEPT

Section 2 of this document, Responding to Context, summarises the unique site assets, characteristics and complexities of the land at Sandlesford Park that will shape its future development in many different ways.

Some of these aspects will constrain development type, form or positioning, whilst many others will positively influence its character and create distinctiveness.

However, a simple design concept for Sandlesford Park underpins the main theme of the proposed masterplan, i.e. the creation of a unique 'Parkland Community' which will be a desirable place to live and will be designed and built as a whole.

The Plan below summarises the 12 masterplan design principles set out in Section 3.2.



Fig. 44: Overall masterplan concept

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.1 THE MASTERPLAN EVOLUTION

The masterplan vision, masterplan concept and the general disposition of land uses have followed the guidance set out in the Sandleford Park SPD.

Extensive background research has been carried out as part of the application's Environmental Statement, Transport Assessment, Flood Risk Assessment, Conservation Audit, Ecological and tree surveys and other technical surveys. These have influenced the evolution of the masterplan as set out in Part A, Section 2.

It has also been informed by a collaborative design process and consultation with West Berkshire Council and other statutory stakeholders. The feedback received from community engagement at the public consultations has also played a key role in evolving the masterplan.

The development proposals are therefore the result of an iterative engagement process.

This is summarised through a series of parameter plans which define the limits of the development proposals and support the Environmental Statement. The plans seek to achieve an optimum solution to minimise potential adverse impact on the environment. These plans are set out in Part B, Section 5, pages 64-67.

The Illustrative Masterplan, as shown on the right, is based on the parameter plans and delivers a responsive layout. It demonstrates in more detail the design principles that will be adopted for the development at Sandleford Park and sets out:

- The structure - pattern of streets and spaces;
- The urban grain - location, arrangement and design of the development blocks, plot arrangement;
- How the built form relates to the streets, spaces and landscape; and best practice layout and architectural principles based on the SPD and set out in Part B, Section 4.4; and
- Green Infrastructure.

The Illustrative Masterplan also provides a guiding template for all future reserved matters applications and also sets the structure and concept of the Phase One proposals.

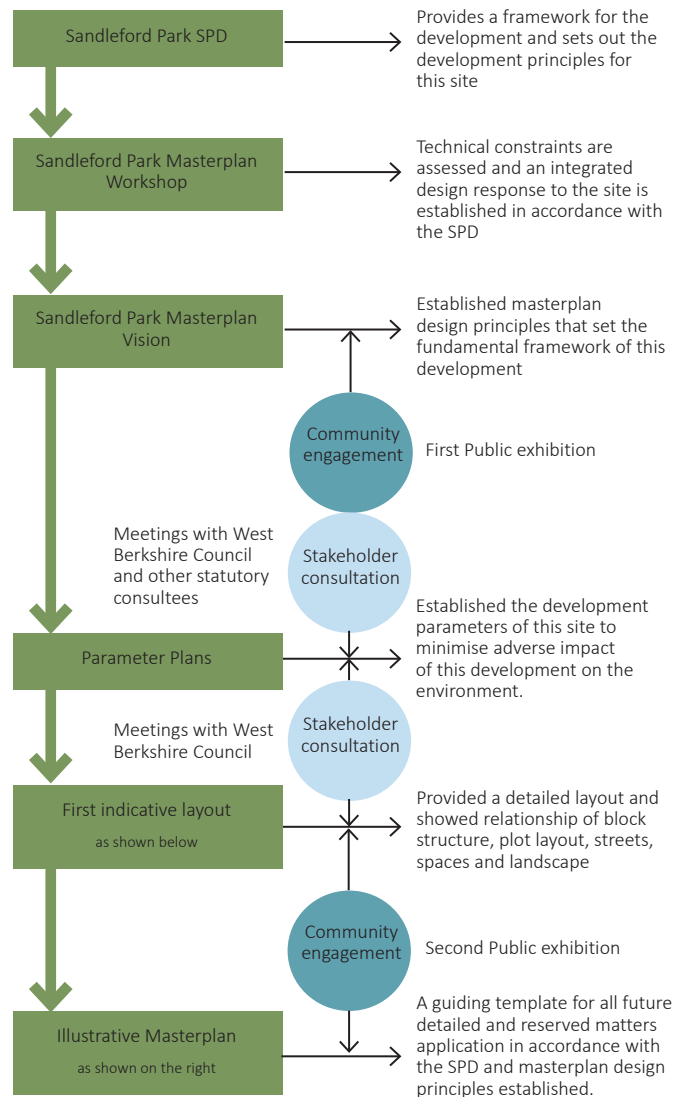


Fig. 45: Sandleford Park masterplan evolution



Fig. 46: Illustrative masterplan January 2015

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.2 THE ILLUSTRATIVE MASTERPLAN



Fig. 47: Sandleford Park Illustrative Masterplan
This Plan is for illustrative purposes only.

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.2 THE ILLUSTRATIVE MASTERPLAN

4.2.1 Aerial Perspective - to be read in conjunction with character areas Part C Section 8



Fig. 48: Sandleford Park aerial perspective

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN



PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.3 DESCRIPTION OF THE MASTERPLAN

4.3.1 Quantum of development and mixed uses

The masterplan proposals include the following :

- **Residential**- A net residential area of 36.74 ha (90.78 acres) covering the northern and western residential land parcels as set out in the Land use parameter plan and identified as land use class C3. This area will include land for up to 2000 new houses, secondary and tertiary streets, green lanes/ private drives, directly associated uses and infrastructure, private gardens, car parking and incidental open space. This residential area will provide a range of house type of varying sizes and tenure to ensure the delivery of a healthy and balanced residential community.
- **Affordable Housing** - In accordance with the SPD and Core Strategy, 40% of the total number of dwellings will be affordable housing. There will be a mix of social rent and affordable intermediate tenures in the ratio of 70:30. For each phase and Reserved Matters application the mix of dwelling types, size and tenure will be agreed with WBC. This will be designed to be indistinguishable from private housing in external appearance and specification of materials. The location of affordable housing should be designed to encourage integration and social cohesion, addressing streets, spaces and pedestrian thoroughfares and creating meeting places for all.
- **Extra Care**- A potential location of 0.81 ha (2 acres) is also identified for the provision of an extra care facility for up to 80 self-contained units. This is included within the overall affordable housing provision for this site. The design and detail are to be set out as part of the relevant Reserved Matters application.
- **Education Provision** - The development will also provide two primary schools, one in the northern parcel and one in the western parcel. Pre-school provision can also be made in the local centre. An area of land of up to 2 ha (4.9 acres) has also been identified for the expansion of facilities for Park House School immediately adjacent to the existing school grounds in the western corner of the site.

- **Local Centre (Mixed uses)**- The local centre will be c2.02 ha (4.99 acres) including car parking. This will provide flexible commercial floorspace to include retail and business space and community infrastructure. The level of retail floorspace is intended to serve the local population of Sandleford Park rather than become a destination in its own right. Accordingly A1-A5 uses of up to 2,150sq.m. of gross floor area, with a convenience food store facility not exceeding 1,150sq.m. gross is proposed. The local centre will also house small scale B1 offices (up to 200sq.m) and a community building. Residential uses will be accommodated at first floor level as appropriate.
- **Open space** - In addition to the above, the development will be supported by 86.97 ha (214.9 acres) of Country Park set within the retained woodlands along with a robust green infrastructure network, the details of which are set out in Part C, Section 6.



PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.3 DESCRIPTION OF THE MASTERPLAN

4.3.2 Density and Massing

Density - The masterplan is designed to create character and distinctiveness across the site. This is achieved through unique residential clusters for each character area.

This is set out through illustrations in Part C, Section 8.

A range of densities will be provided across the masterplan ranging from up to 30 DpH (Dwellings per hectare) along the Country Park and woodland edges, 40-45 DpH within the neighbourhoods and fronting onto the main access road, residential streets, lanes and mews, and up to 50 DpH in the local centre.

Massing - The development will be sensitively designed with predominantly 2-2.5 storey buildings. At key locations or cross-roads or to mark the end of views and vistas, 3 storey marker/key buildings may be appropriate to create legibility.

This has been indicated on the Building Heights Parameter plan shown in Part B, Section 5.



Fig. 49: Precedent 30 DpH



Fig. 50: Precedent 40 DpH



Fig. 51: Precedent 45 DpH



Fig. 52: Precedent 50 DpH

4.3.3 Appearance

The detailed design of the new neighbourhoods will comply with the best practice layout and architectural principles set out in Part B, Section 4.4.

The indicative collection of materials appropriate to this development are shown on the right.

However, this list must not be considered restrictive. The selection and application of materials must take into account the principles set out in the vision and the character areas and aim to establish distinctiveness yet create order and cohesion within the development.

The palette on the right shows-

- Wall materials for primary use - These will be the main material/s used on the building;
- Wall materials for secondary use- These will be the secondary materials which may be used with the primary material; and
- Roof material, windows and balconies



Fig. 53: Indicative site wide materials palette

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.4 'CREATING THE PLACE' PRINCIPLES

The detailed design of the new neighbourhoods will be set out on the basis of the best practice urban design and architectural principles.

These are collectively set out in this section called 'Creating the Place' principles and are based on the Urban Design Principles set out in the SPD.

1

The layout and design must take into account the character of the site and respond sensitively to its context across the site

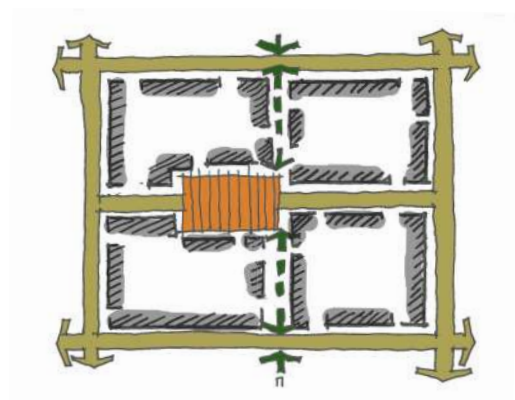
- The layout must create a sense of place, complement the site's inherent qualities and enhance the existing landscape and built heritage.
- Character can be achieved through introducing unique residential groupings for each character area. Groupings will be discernible either as 'clusters' of buildings around a shared space, or configurations that address and define a particular space to their front.
- Dwellings are to be configured in these identifiable residential groupings that define spaces of a certain character and function.



2

Connections and permeability will be integrated throughout the layout

- Pedestrian and cycle routes must be interconnected.
- Where vehicular routes reach a terminating space pedestrian routes must continue beyond that space and connect to the nearest public route or space.
- Rigid 'hammerhead' road arrangements must be avoided (except in low density edge scenarios).

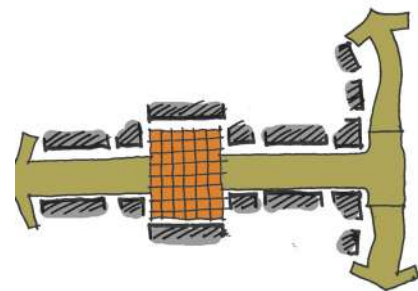


PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

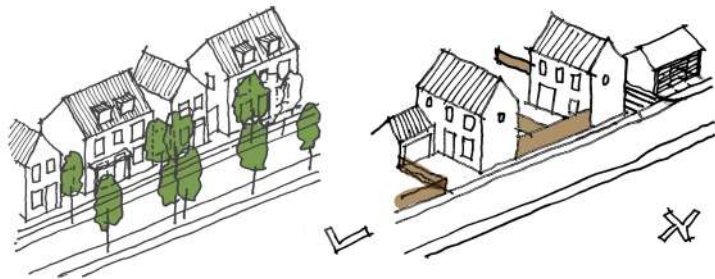
3 Continuity and enclosure will be achieved

- All frontages along streets and spaces must be designed to create clear definition through building form, linkage and positioning.
- Public and private space must be clearly distinguished.
- Dwellings must be clearly separated, this applies to detached, semi-detached dwellings and terraces.



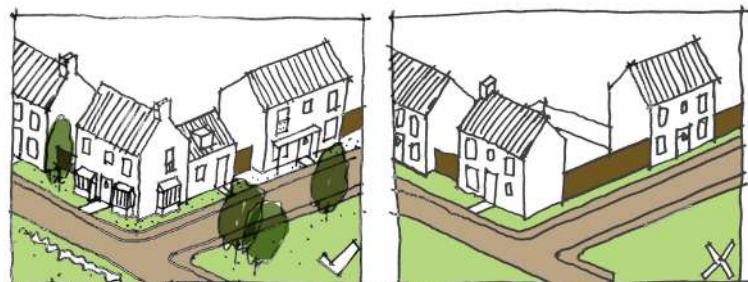
4 Routes and spaces will be addressed by active frontage

- Routes and spaces must be overlooked by windows to habitable rooms at ground and/or first floor levels.
- Blank elevations largely devoid of windows must be avoided.
- Active frontage must be enhanced through balconies at first floor level, glazing within or alongside primary entrances, and full height projecting bays on flank elevations and verandahs along open spaces where appropriate.



5 Corners and plot sides must be positively resolved

- All buildings located on identifiable corners (where two routes, two spaces, or a route and a space meet) must positively address both directions.
- Building form must respond to defined corner locations through building massing being located on that corner.
- L-shaped buildings/corner turning units must address defined corners.



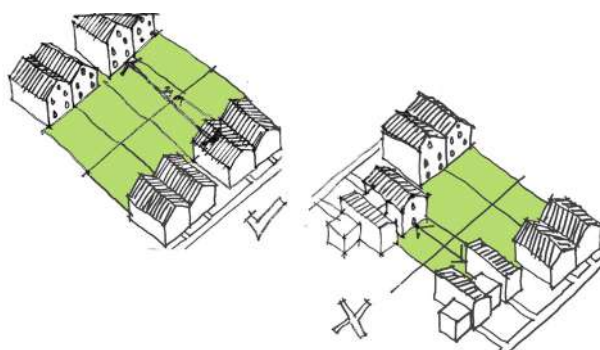
PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.4 'CREATING THE PLACE' PRINCIPLES

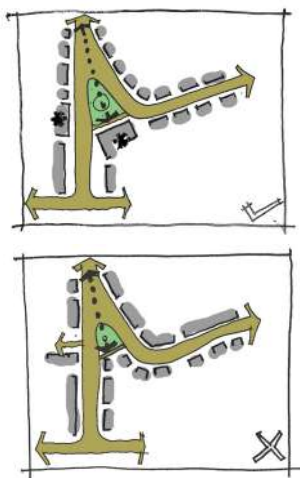
6 Privacy will be maintained

- Direct views from dwellings into dwellings will be avoided, either by separation or detailed design.
- Appropriate design measures in higher density areas include use of opaque glazing or louvres, the angling or positioning of windows to avoid direct sight lines, and the use of full height screening to courtyards or terraces.



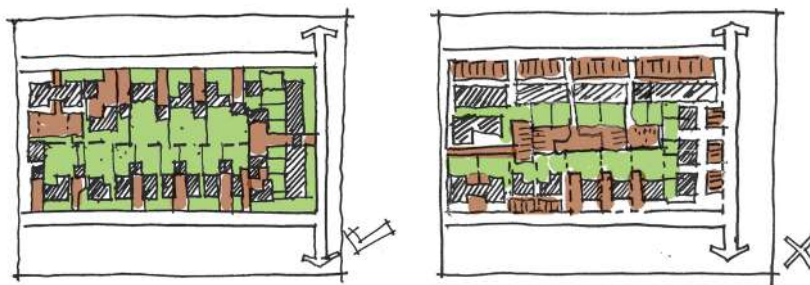
7 Visual stops will be established

- Vistas must either end in a defined public open space or be terminated by a 'visual stop.' Key buildings will define key corners and frame key views.
- A 'visual stop' may be a carefully positioned marker or key building or a prominent landscape feature.
- Vistas must not terminate in a view of a private driveway or garage door, or the side boundary wall to a plot.



8 Car parking will have minimal visual impact

- All parcels must utilise a variety of parking solutions. Adequate parking provision must be made to avoid parking on kerbs and open spaces.
- All private parking spaces must be located within easy access of the dwellings they serve.
- A range of parking typologies are set out in Part B, Section 4.5.4.



PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

The following are the key architectural principles that will establish appearance and will be adhered to.

9 Create order and unity

- Handed, framed and repeated dwelling types create a rich variety in street scene but with unity.



10 Transition of scale

- Sudden changes in scale and massing should be avoided.
- A gradual change- From larger apartment buildings, grand villas or terraces to low density large detached plots appropriate to location and character.



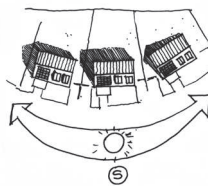
11 Transition of style

- Dramatic changes in styles, features, materials and articulation of character, either across streets or within perimeter blocks must be avoided.
- Integration of styles and character should be seamless between parcel boundaries and character areas.
- Contrasting character on opposite sides of a green corridor must be avoided.



12 Aspect and Orientation

- Site features and views will be maximised by including balconies, bay windows and verandahs where appropriate.
- Layout must be optimised by providing south facing houses as much as possible.



PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.5 RESIDENTIAL PLOT COMPONENTS

There are five residential components which will determine the design of a residential plot.

These are :

1. Frontage Character - Varying frontage character that define the character and built grain of the site.

2. Dwelling Typologies - A broad category of housing types; different variations of the same category may be explored at detailed design stage.

3. Setback - The distance between the individual dwelling and the public realm. This may be in the form of privacy strip for high enclosure, front courts or small garden for medium enclosure and front lawns for low enclosure along the woodland and parkland edges.

4. Car parking arrangements - A range of parking typologies may be explored. These need to be in a co-ordination with the Parking standards SPD as set out by WBC.

5. Boundary Treatments - These varying treatments will determine the character of the place and must be used sensitively to respond to context and location of its use.

These residential plot components present a broad palette and can be combined during detailed design stage in a number of ways to create character and distinctiveness.

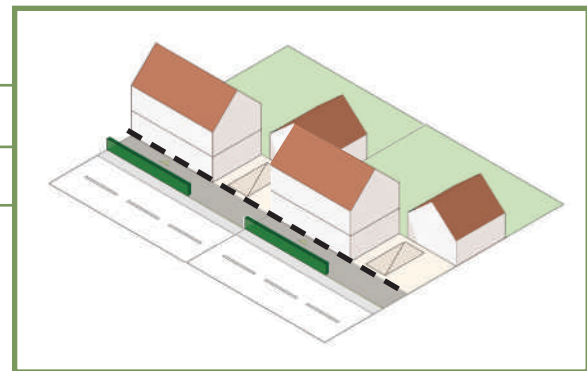
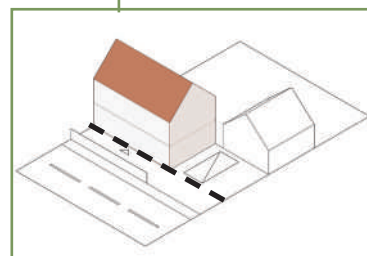
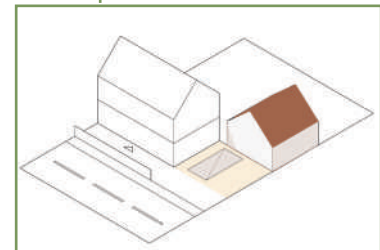


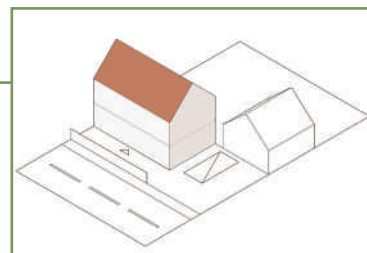
Fig. 54: Residential Plot components



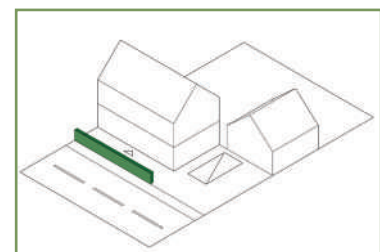
1. Frontage Typology



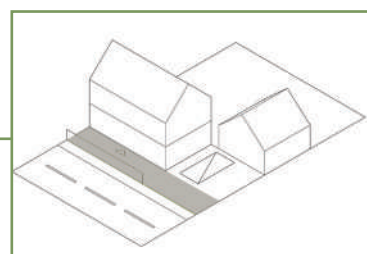
4. Parking Typology



2. Dwelling Typology



5. Boundary Treatment



3. Setback

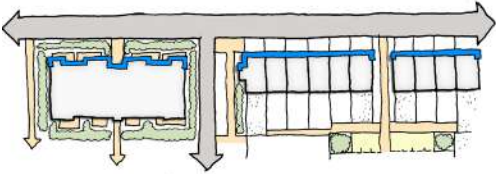
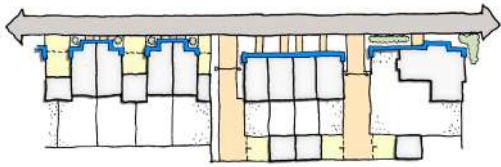
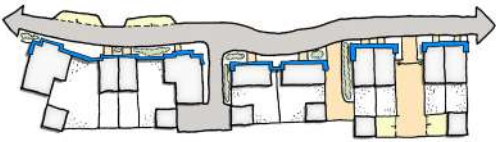
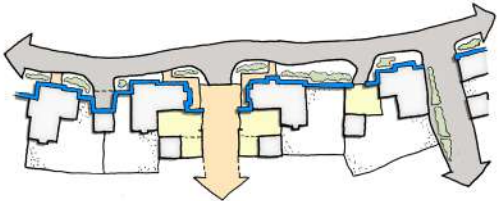
PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.5 RESIDENTIAL PLOT COMPONENTS

4.5.1 Frontage Character

The following types of frontage character set out the grain/built frontage throughout the site.

Plan example	Frontage character types
<p>①</p> 	<ul style="list-style-type: none"> ▪ Staggered frontage ▪ Consists of predominantly detached and some semi-detached dwellings of varying size ▪ Frontage may include garages and garden walls
<p>②</p> 	<ul style="list-style-type: none"> ▪ Stepped frontage ▪ Consists of predominantly detached and semi-detached dwellings
<p>③</p> 	<ul style="list-style-type: none"> ▪ Stepped frontage with a high degree of enclosure ▪ Consists of semi-detached and terraced dwellings
<p>④</p> 	<ul style="list-style-type: none"> ▪ Near continuous, formal frontage ▪ Consistent grouping of typologies ▪ Consists of semi-detached, terraces and apartments, with gaps only for access to parking and pedestrian routes

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.5 RESIDENTIAL PLOT COMPONENTS

4.5.2 Dwelling Typology - Form and Size

A range of housing types and sizes will be used to create variety. These will be in the form of wide, narrow or villa frontage, detached, semi-detached, terraces/townhouses, coach houses and apartments.

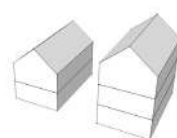
These are set out on the right.

- Within the local centre, the building sizes will be largely determined by their intended use and to allow flexibility of uses. The detailed design will ensure that the internal space of each unit is both functional and variable for the specific use.
- The scale and massing of these buildings will be in accordance with the Building Heights parameter plan as set out in Part B, Section 5 but will be no more than 3 storeys. In buildings with nonresidential uses on the ground floor, an additional height of up to 1m will be allowed.
- Due consideration must be given to the elevational treatment and the choice of materials in order to integrate with the purpose of the space it is located in and the surrounding built form.
- The size and design of the primary schools will be designed to meet the required local education authority standards.
- Detailed consideration must be given to the overall footprint of all nonresidential buildings to break up the overall 'bulk' and avoid making the building look out of place.

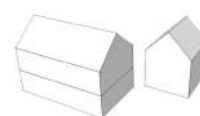
Detached dwellings



Wide frontage



Narrow frontage



Detached Houses with HOGS (Home/office over Garage)



L shaped/corner

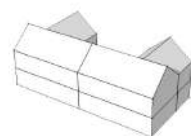


Linked detached

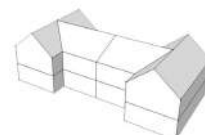
Semi - Detached dwellings



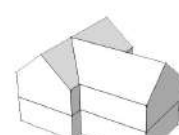
Narrow frontage



L shaped



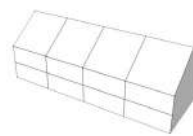
Inverted L shaped



T shaped

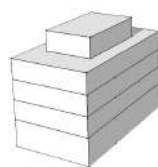


Terraces

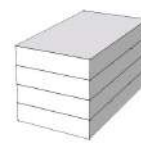


Narrow frontage- 2-3 storeys

Flats



Mixed use apartment



Typical apartment



Coach house/FOGs (Flats over garage)

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

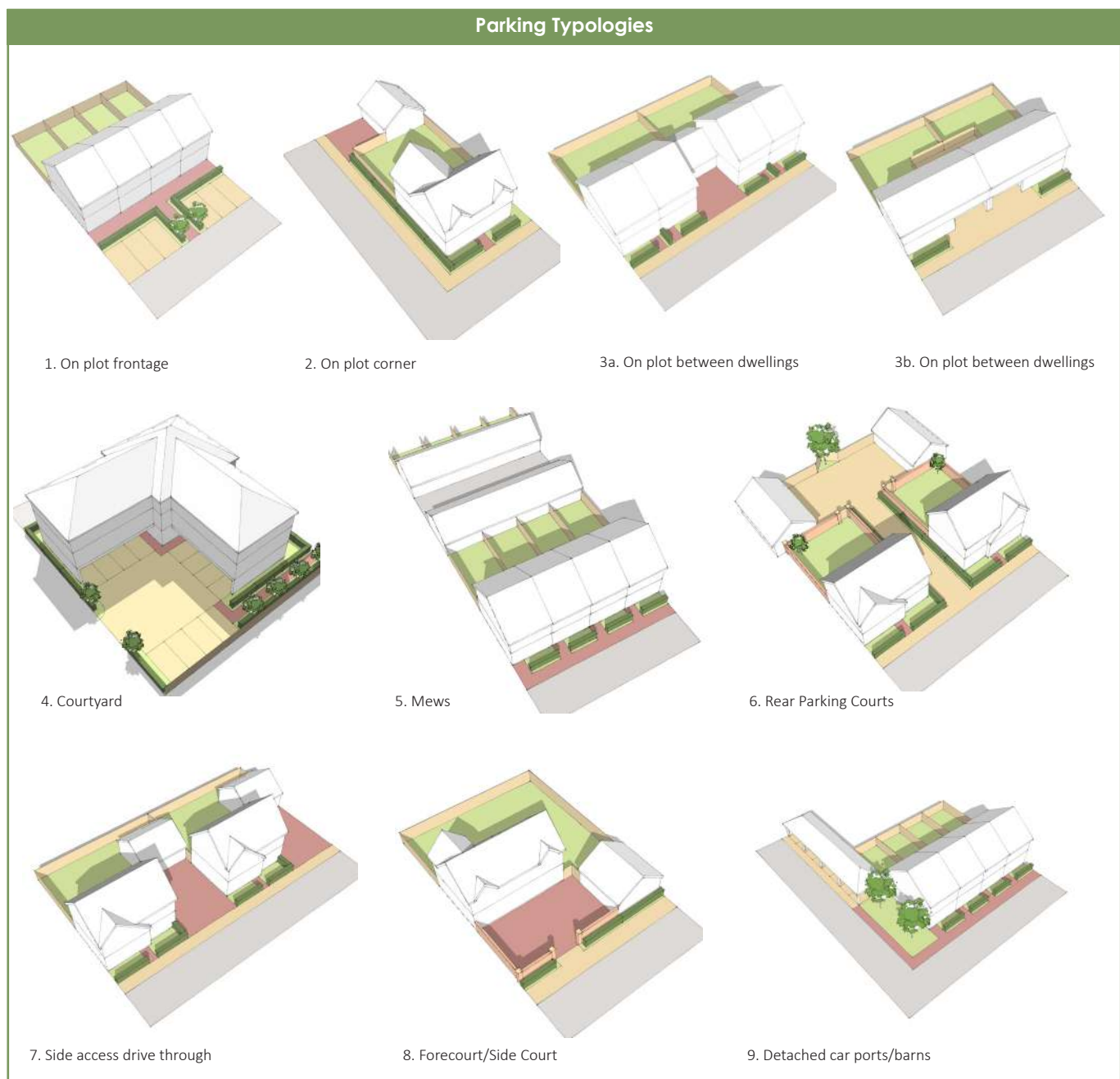
4.5.3 Setback

Setbacks are created by sense of enclosure and character of the place. These are set out in more detail in each character area description in Part C, Section 8.

4.5.4 Parking Typologies

Careful consideration must be given to plan parking solutions for different types of units. A broad palette of parking solutions are set out on this page.

All parking solutions must be in accordance WBC's local parking standards as set out in Part C, Section 7.5.



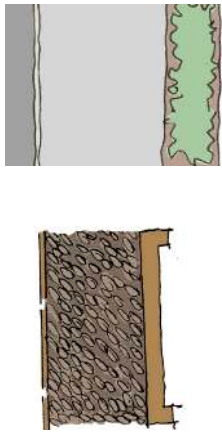

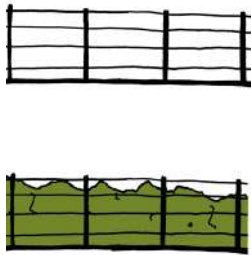

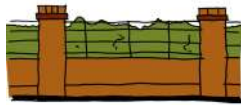

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

4.5 RESIDENTIAL PLOT COMPONENTS

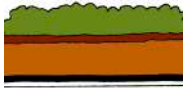

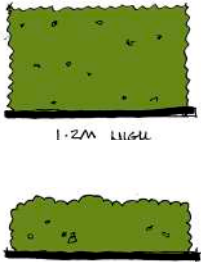

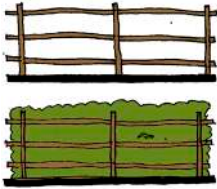


4.5.5 Boundary Treatment

Boundary typologies play an important role in setting a building into a street scene. The type of boundary treatment will depend on the character area and set back of the building from the public realm. The coherence of front boundaries of built edges addressing primary streets and spaces is a key objective.

TYPE	ILLUSTRATION	DESCRIPTION	EXAMPLES
B1. No boundary		<ul style="list-style-type: none"> Set back is a minimum of 600mm Material / surface finish should be contrasting to adjoining pavement material to differentiate ownership and demarcate defensible space. Where soft finish is provided, area should be finished with 450mm depth of topsoil to allow for low evergreen shrubs 	
B2. Railing (including Railing + hedge and estate/ country railing)		<ul style="list-style-type: none"> Height – 1.2m max Black / grey metal, painted Clipped hedge of continuous species if railing and hedge is being used Estate railing for more rural character 	
B3. Railing on low wall		<ul style="list-style-type: none"> Up to 300mm high brick wall, Brick wall with brick piers & coping; to match dwelling Powder coated black or grey railings Privacy zone – hard or soft landscape finish 	

PART B : MASTERPLAN

4. ILLUSTRATIVE MASTERPLAN

TYPE	ILLUSTRATION	DESCRIPTION	EXAMPLES
B4. Low wall and (ornamental/ native) hedge		<ul style="list-style-type: none"> 600mm brick wall with brick coping, bricks to match dwelling Hedge to grow not more than 900mm high 	
B5. Hedge and /or planting		<ul style="list-style-type: none"> Height – maximum 600mm Low clipped hedge with shrub planting 	
B6. Cleft Fencing with or without hedge		<ul style="list-style-type: none"> Height – 1.2m-1.5m max Set back greater than 1.5m 	
B7. Picket Fence		<ul style="list-style-type: none"> Height – 0.6- 1m max Gates to match Must be painted white 	